



Russell Ranch Community Association

Architectural Design Guidelines

2025

Note: Once you have completed all the requested documents, please email them to Landmark Limited at sandee@landmarklimited.net or mail to:

**Landmark Limited Attn: Home Improvement Dept.
1731 E. Roseville Pkwy. Suite 100
Roseville, CA 95661**

Please Note: The architectural review process can take up to 45 days before you receive a response. A response on your application will be sent out to you via USPS.

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INTRODUCTION

1.1 Purpose of ACC & Design Guidelines

The purpose of this document is to preserve and continue the physical character established by the initial development of Russell Ranch, as outlined in the approved Planned Development Design Guidelines.

These guidelines are intended to:

- Establish consistent and reasonable expectations for neighborhood design.
- Ensure compatibility between improvements.
- Preserve a high-quality appearance.
- Enhance the overall value of the community.

The Design Guidelines are to be used by:

- Homeowners and consultants when preparing improvement plans.
- The Design Review Committee or Architectural Control Committee (ACC) when reviewing plans for conformance with the community's objectives.

Note: The ACC reviews proposed improvements for aesthetic purposes only. It is the Owner's responsibility to comply with all applicable federal, state, and local building codes.

General Principles to Consider:

- Protection of Neighbors
- Design Compatibility
- Workmanship

1.2 Approval Requirements

No external construction, installation, or alteration of any improvement, including landscaping—may begin until plans and specifications showing nature, kind, shape, height, width, color, materials, and location have been submitted to and approved in writing by the ACC. This includes, but is not limited to Solar energy systems, as defined in Section 801.5 of the California Civil Code, subject to:

- California Civil Code Section 714
- Applicable building codes
- Zoning regulations
- Other relevant laws and ordinances

Permit Verification:

Please contact the City of Folsom Building Division at EPC@folsom.ca.us, on a case-by-case basis to determine whether permits are required for your specific property.

1.3 Home Improvement Application Review & Approval Process

Homeowners are responsible for reviewing the Design Guidelines and preparing plans that clearly depict the proposed improvements.

To expedite approval, submitted plans must include all items detailed in Step 1 of the guidelines. Incomplete plans that do not contain the required details may be returned and will require the Owner to resubmit the full plan submittal package.

The ACC will approve or deny completed applications within 45 days of submission. There is no additional cost to resubmit a plan submittal package.

1.4 Basic Application Details Required for Review

To ensure timely review and approval, all submitted plans must include the following:

Scaled Drawings & Improvement Details:

Plans must be drawn to scale. Preferred scale: 1/8" = 1'0" on 24" x 36" sheets. Plans must be of adequate size and clarity to be fully legible. Clearly illustrate the nature, kind, shape, dimensions, materials, color, finish, and location of all proposed improvements.

Material Descriptions:

Provide a description of all materials to be used. Include the proposed color scheme. Attach actual material samples or color photographs of the samples.

Access Over Common Areas:

If construction requires access over Common Area or Association Maintenance Area, then written permission from the Association is required. Requests must be submitted to the ACC prior to construction. If approved, a refundable deposit (amount determined by the Board of Directors) may be required. A visual inspection will be conducted post-construction to determine deposit refund eligibility.

Additional Documentation & Application Completeness:

The ACC may request additional information or documentation to complete the review process. ACC approval is based on the completeness and clarity of the drawings. Incomplete or unclear applications may be denied or returned. There is no fee for resubmitting plans.

Contractor Signage:

Contractor signs are not permitted on any portion of an Owner's Unit or Association Property.

Permit Requirements:

Any improvement needing city permits is subject to receiving conditional approval for any specific items needing a permit. The complete application is marked approved once Homeowner submits the final approval after the project under permit requirement completes.

LANDSCAPE STANDARDS AND REQUIREMENTS

2.1 Drainage

For drainage considerations, existing drainage systems should not be removed but may be adjusted as needed. During any backyard improvements, such as installing concrete, all new drainage elements should be connected to the existing drainage system to maintain proper functionality.

2.2 Retaining/Sitting walls

Homeowners should follow city height restrictions for walls as per permit requirement. Backyards with view must limit the height of walls up to back metal fence height. No sectional wall height variations are allowed, i.e. walls must maintain uniform height in backyards with view.

2.3 Backyard Trees

Trees in the backyards must be maintained at 12ft maximum height.

2.4 Front Yard Landscape

Front yards must maintain the 40:60 rule as per City of Folsom requirement i.e. 40% concrete and 60% softscape.

2.5 Slope Easements (Backyards with exposed metal fence)

Homeowners are responsible for maintenance of the easement areas per HOA and City of Folsom standards. Should an owner fail to maintain the Slope Easement Areas, the Master Association will take over maintenance of the Slope Easement Area and charge a Special Assessment against the homeowner to reimburse the Master Association for maintenance and access costs. See CC & R Sections 1.1.83 and 7.12.4 for more information on the slope easement areas.

RUE slopes guidance:

Rock: match front yard (not occupying > 40% of the area)

Mulch: Brown shades are allowed and must match front yard

Other materials: <10% of area

However, due to ongoing discussions regarding RUE, HOA has paused all design application reviews/approvals related to RUE slopes, except living irrigated landscape as specified in the current CC&Rs.

2.6 General Construction Requirements

Please reference [Russell Ranch Master Association Rules & Regulations](#) Section 2.2 (Noise and Contractors sections) for details.

2.7 Permit Requirements for Home Improvement Projects

For projects that require a permit, homeowners must submit either a completed permit or a permit application filled with the City of Folsom, along with the Design Review Application. Project work may begin once the application is approved. If the permit is not yet finalized, the application may receive conditional approval. Conditional approvals will be marked as complete once the final permit and proof of project completion are submitted.

PLANT REQUIREMENTS: TREES, FLOWERS, SHRUBS

3.1 Approved Plants

One to one replacement of an existing plant, replacing a plant with one on the pre-approved plant list, or annual changes of gardening beds/shrubs/fruits does not need ARC approval

3.2 Prohibited Plants

- Fruit trees are not allowed in front yards
- Invasive species are strictly prohibited. <https://www.cal-ipc.org/plants/inventory/> is a good reference, but might not be exhaustive and homeowners are encouraged to do their own research before submitting their application.

BACKYARD IMPROVEMENT & STRUCTURES

4.1 Hardscape Requirements

It is required to leave a 1-foot gap between the concrete and wooden fences. This ensures easier access for any future fence repairs or maintenance. If the fence is installed along a retaining wall, there is no need for a 1-foot gap.

4.2 Shades & Other Structures

4.2.1 Pergolas/Gazebos/Sheds/Play Structures:

1. Structures must be positioned 5 feet from side/rear property lines and 8 feet from primary residence, if standalone.
2. The maximum allowed height for the top/peak of any structure is 13 feet from the ground. If the structure is placed on top of a raised platform, the sum of the heights of the platform and structure cannot exceed 13 feet.
3. The total floor area of any accessory structure cannot exceed 50% of the habitable floor area of the main residence and cannot exceed 50% of rear yard area.
4. Homeowners are required to obtain city permits if a structure is attached to the main house or covers an area of more than 120 square feet. Please apply for the variance from the city on any accessory structures that cannot meet the ACC guidelines.
5. Material colors should be of neutral & earth tones.

4.2.2 Sun Shade Sails:

Fences may not be used for sail ties. Posts installed for sail ties must be at a minimum distance of 5 feet from the fence.

4.3 Snake Fencing

Height:

Snake fencing should not exceed 3 feet in height. If digging, it cannot exceed 1 foot below ground.

Placement:

Fencing should be installed inside the property's existing fence line.

Color:

The preferred color for snake fencing is black, to compliment the appearance of steel fencing.

4.4 Privacy Screens

Privacy screens should be:

- Black in color and fireproof.
- Installed inside the property.
- Not be permanently attached to the steel fence.

No alterations to the existing fence are permitted.

4.5 AC Units Screening

It is permitted to enclose AC units with wooden/metal covers in plots with exposed backyard. The color of covers must be of a neutral tone. It is recommended to not enclose AC units as it reduces the lifespan of the system.

4.6 Changes to Property Fence

Not allowed as per City of Folsom guidelines.

4.7 Sport Courts

Follow City of Folsom guidelines

4.8 Attached Decks

Follow City rules and permit requirements

4.9 Pools, Spas, Ponds & Other Water Features

Follow City rules and permit requirements. Water features are allowed to be installed inside the backyard only. Pumps and equipment recommended to be sound-insulated and screened from view.

4.10 Landscape Lighting

Ground lighting must be low voltage. No overhead lights from the owner's property should be projecting light into the neighbor's property or outside the boundary of the owner's property.

4.11 Plant & Vine Trellises

Must be installed and maintained to be below the fence line if placed next to the fence.

4.12 Fireplaces & Fire Pits

Follow City of Folsom's rules and permit requirements, with a minimum of 5 feet distance from the fence.

4.13 Kitchens

Follow City of Folsom's rules and permit requirements.

4.14 Clothes Lines

Must not be installed in areas visible from back or side yards.

4.15 Retaining & Sitting Walls (Backyards with Exposed Metal Fence)

- It is recommended to keep the color and texture of exposed face to match with property exterior material.
- Electrical wires, sockets and any water pipes must be professionally enclosed or hidden to match the aesthetics.
- It is advised to consult the City of Folsom for permit requirements before starting such a project.
- Building a retaining wall inside the RUE (Restricted Use Easement) is not currently permitted.

FRONT YARD IMPROVEMENTS

5.1 Driveway Extensions

- Driveway extensions are permitted to extend up to maximum of only 3 feet on each side. It is recommended to maintain the front yard ratio (softscape (40) : hardscape (60)) requirement. Use of pavers in driveway extensions are not permitted.
- Run irrigation wires through PVC / conduit - min 3/4", bury it 12" below grade and covered with base rock before pouring concrete on top.
- Exercise caution during extension to avoid damage to utilities such as sewer caps, water main line caps, etc.
- If necessary, replace the utility caps with durable alternative traffic-rated lids capable of withstanding vehicle traffic.
- Driveways should not be closer to the side property line than the corner of the garage.
- Concrete color should not differ significantly from the natural tone of concrete.
- When extending any construction to HOA maintained streetscape, the homeowner is responsible for any damages. The association retains the right to determine damages to irrigation / drainage / landscape and request the homeowner for fixes or charge the homeowner for necessary fixes if the homeowner fails to address the issue within 60 days of notice.

5.2 Trash Enclosures

Trash enclosures may be permitted by the following conditions:

- Enclosures must not extend past the front plane of the residence (i.e., they must not be located between the front wall of the home and the street).
- Screening height must not exceed 6 feet.
- Screening materials must be similar in design, color, and materials to the existing fencing on the property.
- Trashcans shouldn't be visible from the street.

5.3 Additional Walkways

Front yard walkways are required to tie back to the driveway, and not to the street or sidewalk. Concrete colored pavers are allowed for the pathway area.

5.4 Hardscape vs Softscape Ratio Rule

Homeowners are required to maintain following front yard landscape ratio:

- 40% softscape
- 60% hardscape (concrete, excludes turf)

5.5 Rocks Color & Size

Recommended Size: 1-2 inches on average.

Colors/Type: River rock, White rock, Black rock

5.6 Artificial Turf

Homeowners must check the City of Folsom guidelines, depending on the specific materials they want to use, in addition to the specifications provided below. Artificial turf may be installed in the front yard of a homeowner's lot under the following conditions and restrictions:

Approval Requirements

Please include the following in your application submission:

- Plot plan of the lot being improved.
- Detailed description of the artificial grass, including:
- Surface material and validation of total lead content in yarn fibers.
- Type and depth of aggregate base materials.
- Soil stabilizing fabric specifications, including permeability sheet and Material Safety Data Sheet (MSDS).
- Infill materials specifications and MSDS.
- Seaming materials and adhesives specifications and MSDS.
- Manufacturer's warranty for all materials and workmanship, and builder's warranty for construction.
- Drainage plan with materials and site layout.
- A 12" x 12" sample of the exact artificial grass to be used.

Minimum Installation Requirements

- Soil Stabilization: Use a non-woven, highly permeable fabric suitable for the soil type. Must allow natural water infiltration.
- Base Layer: Minimum 3"–5" compactable aggregate base, with additional materials and fabric layers as needed.
- Acceptable Surface Fibers: Polyethylene (PE), Polypropylene (PP), Nylon (PA).
- Must have a minimum 8-year UV degradation warranty.
- Style and color must complement natural dark green lawns in the community.

Backing and Surface Requirements

- Backing Materials: Must be perforated, vertically drained, and coated with latex or polyurethane.
- Horizontally draining backings must not be infilled.

- Infill Materials: Type and quantity per square foot must follow manufacturer recommendations.
- Appearance:
 - Surfaces must appear seamless and well-groomed.
 - Edges must be bordered by concrete, composite, or metal edging.
- Permeability: Entire surface must be water permeable with a minimum 25 in/hr permeability rating.
- Fire Safety: All materials must meet fire retardancy standards.
- Pile Height: Minimum 1.75 inches, maximum 2.5 inches.
- Buffer Zone: Required between artificial and natural turf, especially at property lines.
- Concrete Clearance: Turf backing must be 3/8" to 1/2" below adjacent concrete surfaces.
- Irrigation: Work with Association staff to cap or modify irrigation. Drip lines to trees must be sleeved and run under the turf for future access.
- Tree Clearance: Turf must be installed at least 3 feet from existing trees.

Appearance and Maintenance

- Installations must always appear natural.
- Any deviation due to improper installation or lack of maintenance must be corrected.
- The ACC may review and update guidelines as new products become available.

Homeowner Responsibility

- Homeowners are solely responsible for maintenance, repair, and replacement of artificial grass.

5.7 Courtyards (Retaining Walls/Handrails)

Homeowners are required to follow the guidelines below:

- Utility and Safety Checks: Before starting any modifications, contact all relevant utility companies to confirm the absence of gas, power, or other utility lines in the designated area.
- Drainage Considerations: Ensure that modifications do not interfere with existing drainage systems. Comply with established drainage plans.
- Wall Construction: Walls over 47 inches in total height (including below ground) may require city permits. Front yard walls are allowed up to a maximum visible height of 3 feet. No walls may be constructed within Public Utility Easements (PUEs).
- Materials must match the existing house to the closest possible color/pattern.
- Steps and Extensions: Step extensions or additions are permitted up to a total width of 5 feet. A minimum of 6 inches separation from the driveway must be maintained.
- Hand Railing: Steel black railings up to a height of 3 feet are allowed.

- Wrought Iron Security Gates: Installation of these gates will be permitted as long as they are painted black and match the general facade of the house.

5.8 Flowers, Potted Plants, Hanging Baskets

Annual flowers may be planted in the front yard landscape without prior approval, provided the following conditions are met:

- Maintenance & Responsibility: The homeowner is responsible for:
 - Maintaining the flowers
 - Removing them once they are spent
- The Association is not liable for any damage to the flowers caused by front yard maintenance operations.
- Irrigation & Placement: Front yard irrigation systems may not be altered to accommodate annual flowers. Flowers must be planted within shrub beds, where they will not interfere with lawn maintenance or irrigation. Do not plant annual flowers in tree wells.
- Perennials shrubs & flowers, annuals shrubs & flowers, and bulb plants are permitted in the front yard as long as plants are well maintained and removed once the plant has reached the end of its life time.

5.9 Play Equipment

Homeowners are responsible for repairing any landscape damage caused by play equipment. Please reference [Russell Ranch Master Association Rules & Regulations](#) Section 2.2 (Sports Fixtures) for details on placement and storage.

5.10 Solar Battery & Electric Car Charging Stations

- The system must meet City of Folsom codes and utility standards including concealed conduits and screening of external equipment behind gates.
- Minimize visual/noise impact
- Submit electrical plans and specs as part of your application
- Charging stations are not allowed outside the garage, but solar batteries may be installed on the outdoor wall of the home (outside the garage), subject to municipal building code requirements and any required City permits.

5.11 Landscape Lighting

Low voltage landscape lighting is permitted in the front yard, subject to the following criteria.

Fixture Specifications:

- Only ground-level fixtures are allowed.
- Maximum fixture height: 24 inches.

- Fixture material color must be dark anodized or earth tone and non-reflective.
- Prohibited materials: Polished brass, chrome, silver, or any reflective finishes.

Placement Requirements:

- Fixtures must be installed within shrub-beds, not in the lawn.
- Path lights should be placed along the edge of shrub-beds to illuminate walkways.
- Minimum spacing between path lights: 8 feet.

Up-lighting Restrictions:

- Minimal up-lighting is allowed on accent trees within shrub-beds.
- Prohibited: Up-lighting directed at the home, fences, walls, or beyond the property line.

Electrical and Installation Standards:

- Fixtures must be low voltage with the following maximum wattages:
 - 25 watts (incandescent)
 - 6 watts (CFL)
 - 3 watts (LED)
- Installation must appear professional, cables must be properly buried, and the controller must be hidden from street view.

Maintenance Responsibility:

- Homeowners are fully responsible for the maintenance and repair of their landscape lighting.
- The Association and its contractors are not liable for any damage to lighting during front yard maintenance.

5.12 Temporary Attachments

Except for temporary holiday decorations and properly installed and maintained structural supports, no items may be hung from, constructed in, or attached to trees if visible from an adjacent property. This includes, but is not limited to:

- Bird feeders
- Signs
- Flood lights
- Flag poles
- Tree swings
- Ropes
- Tree forts

5.13 Umbrellas

Permanent umbrellas are prohibited in the front yard.

OTHER EXTERIOR IMPROVEMENTS

6.1 Painting Your Home

Homeowners must follow the guidelines below when planning to submit a home improvement application to change their home's exterior paint including, but not limited to, walls, shutters, garage & front doors, railings and retaining walls.

Approved Colors:

Touch-ups and repainting using the original approved colors and materials are allowed without ACC review. The official approved color palette can be obtained through the HOA office and the official HOA website.

New Color Schemes:

Any change to a new color scheme requires a complete ACC submittal with physical paint chip samples for every color proposed, including body, trim, and accent colors.

Surface Preparation:

All exterior painting must include proper surface preparation and priming to maintain community aesthetics and durability.

Finish Requirements:

Only matte or low-sheen finishes are permitted to reduce glare. High-gloss finishes are prohibited.

Architectural Consistency:

Selected colors must complement the home's architectural style and the surrounding neighborhood to avoid visual conflicts.

6.2 Roof

Please reference [Russell Ranch Master Association Rules & Regulations](#) Section 2.2 (Exterior Paint and Materials section) for details of application submission requirements.

6.3 Light Fixtures

- Replacement or new fixtures must match or complement the architectural style of the home and be proportional to the scale of the exterior where they are installed.
- All exterior lighting must use full cut-off or shielded fixtures to prevent glare and light spillover onto neighboring properties.
- Color temperature must not exceed 3000K (warm white) to maintain community ambiance.
- Fixtures must be constructed of durable, weather-resistant materials with finishes that complement the home's exterior.
- Any fixture differing from the original installation must be submitted to the ACC for review and approval with product specifications, finish samples, and a placement diagram.

6.4 Flood Lights

- Only motion sensor activated lights are allowed.
- Permanently ON lights are prohibited.

6.5 Window Tint Films

Homeowners are required to go through ACC approval before installing any tinting films over existing windows.

6.6 Window/Door Screens

Please reference [Russell Ranch Master Association Rules & Regulations](#) Section 2.2 (Window Coverings) for details.

6.7 Awnings

Materials and colors must complement the home's exterior and meet community standards.

6.8 Solar Water/Electric Systems

- All installations require ACC approval and must comply with state and City codes.
- Systems must be designed to integrate aesthetically with the home's roof or structure and use concealed conduit where possible.

6.9 Security Cameras

- Security cameras or security camera doorbells are permitted following ACC review, provided the camera and all components are installed with minimum visibility from the exterior of the home.
- Cameras may not intrude on neighboring lots/units/homes.

6.10 Fence Modifications

- Existing fencing on site must remain in place and cannot be moved out, per the conditions of approval by the City of Folsom.
- Corner lots are still not able to push out their fence to the side street.
- Homeowners can add a 2nd gate on the other side of the property in front keeping the color and design like the remaining fence.

6.11 Curb Ramps

Use of curb ramps for driveways is prohibited without ACC approval.

Design Standards

- Curb ramps must comply with ADA (Americans with Disabilities Act) standards where applicable.
- The maximum slope shall not exceed 1:12 (8.33%).
- The minimum width of the ramp shall be 36 inches, unless otherwise approved.
- Flared sides must not exceed a slope of 1:10 if pedestrians are expected to cross them.

Materials and Appearance

- Materials must be durable, non-slip, and complement the existing hardscape.
- Color and finish must match or complement adjacent sidewalks and curbs.

Location and Placement

- Ramps must be located to minimize disruption to pedestrian and vehicle traffic.
- Must not interfere with existing utilities, drainage systems, or landscaping.
- Ramps may not be installed in Public Utility Easements (PUEs) without written approval from the utility provider and the HOA.

6.12 Interior Improvements - ATTACHED RESIDENCES

Fire Wall and Common Wall Integrity

- Owners may not pierce, remove, or modify any fire wall assembly or interior common wall that separates adjoining units.

Noise Mitigation Systems

- Owners must not interfere with any structural noise mitigation improvements installed during original construction.
- Removal of Neighborhood Builder-installed noise mitigation materials is prohibited unless:
 - Replaced with materials that offer the same, substantially similar, or better noise mitigation.
- Prior to installation of hard-surface flooring or replacement of existing noise-mitigating materials in walls, floors, or ceilings, the Owner must:
 - Submit written documentation from a licensed engineer, architect, or qualified consultant.
 - Documentation must confirm that the proposed materials meet or exceed the original noise mitigation standards.
 - Documentation must be submitted to the ACC for approval.

Utility Systems

- Individual water supply, sewage disposal, or water softener systems are not permitted unless designed, located, constructed, and equipped in accordance with:
 - The requirements and standards of the local water district.
 - The applicable Governing Authority.
 - All other governmental authorities with jurisdiction.
 - Architectural Control Committee (ACC).
 -

Structural Alterations

- No bearing walls, ceilings, floors, or other structural or utility-bearing components of the building may be pierced, altered, or repaired without prior approval from the ACC.

6.13 Exterior Lighting Policy

- Installation: If a homeowner wants to install Govee or other permanent decorative lights, they must meet the following guidelines:
 - The light wiring must match the soffit for it to remain after the holiday season.
 - If the light wiring doesn't match the soffit of your home, it must be removed after the holiday season within 15 days.
 - Any extension cord used to power the lights must not be visible/dangling.
- Homeowners are required to provide pictures/ diagrams of planned installation with submission of request.
- Homeowners with installed lights whose installation fails (starts to fall/becomes detached) will be given a written notice to become compliant within 15 days to repair/remove before a fine is issued
- Lights are allowed to be turned on during national holidays (specific days only) and the following festival dates:
 - New Year's Day January 1
 - Martin Luther King's Birthday 3rd Monday of January
 - Washington's Birthday 3rd Monday of February
 - Memorial Day last Monday of May
 - Juneteenth National Independence Day June 19
 - Independence Day July 4
 - Labor Day 1st Monday of September
 - Columbus Day 2nd Monday of October
 - Halloween October 31
 - Veterans' Day November 11
 - Holiday season (2nd week of October through 1st week of January)
- Festival dates may change each year for some cultures, homeowners are requested to email the HOA if they plan to light holiday lights during other major festivals including, but not limited to:
 - Diwali
 - Eid al-Fitr
 - Chinese Lunar Month.
 - Tet (Vietnamese New Year)
 - Dia de Los Muertos (Day of the Dead)
- All holiday lights that are visible from outside the home should be removed by the specified deadline and not be left in place, even if they are not illuminated.

- All outdoor lighting festive lighting need to adhere to following usage hours 6 PM until 10 PM each evening. Landscape and sconce lights (installed by builders) for safety and security reasons can be on from dusk to dawn.
- No lighting will infringe on the neighboring property and/or produce excessive glare. An excessive number of fixtures, or excess light levels and glare will not be allowed.

6.14 Holiday Decorations

4 weeks before and 2 weeks after major festivals like Halloween, Christmas etc., homeowners can display holiday decorations like floats or blowups.

6.15 Backyard Patio-string Lighting Policy

Low voltage string lighting may be installed in the backyard without prior review if it meets the following requirements:

- The top of light poles shall be no higher than 7 feet tall above the ground once installed (including those attached to fences).
- If the string lights are installed within the patio or gazebo they need to be hidden under the eaves.
- LED lighting is preferred as there is less risk of overheating or fire.
- All light bulbs need to be in monochrome color (warm white or soft white).
- String lights must be oriented downward and not be directed upward or outward. Umbrella shade/cafe type string lights are highly recommended. These types of string lights reduce light spillage into neighboring properties more than just uncovered bulbs.
- Lights shall not be wound around poles, trees, bushes, or other vertical/horizontal stationary items in a manner that directs light into neighbors' windows.
- Users shall adhere to the following usage hours:
 - o Sunday – Thursday: On as early as 6 PM, off no later than 10pm
 - o Friday – Saturday: On as early as 6 pm, off no later than 12am (midnight)

Upon receiving complaints from neighbors, the HOA shall perform an illuminance measurement on the complainant's property. The following specifies how the measurement will be performed and graded:

The illuminance measurement will be done using a lux meter using the highest reading 6 feet from the property line. If the light spillage restriction of 200 lux or less is met, the resident may then continue use of the lights. If light spillage exceeds the desired level of 200 lux, the resident shall take remedial action to correct before operating the lighting (i.e., reducing the number of lit bulbs or removing a few lights, etc.).

Improvements that do not require full ACC approval

- *ACC Committee to come up with some items*
- *Homeowners need to send an email FYI informing the HOA they are making some improvements which does not require full approval. Just an FYI to HOA saying they are following the design guidelines and not going for full ACC approval.*

References

- [Russell Ranch Master Association Rules and Regulations](#)
- [City of Folsom Community Development Resources](#)
- [Folsom Municipal Code](#)