



## **Russell Ranch Community Association Architectural Design Guidelines**

### **1. Driveway Extension**

- a. Driveway extensions are permitted to extend up to 3 feet on each side.
- b. Run irrigation wires through PVC / conduit - min 3/4", bury it 12" below grade and covered with base rock before pouring concrete on top.
- c. Exercise caution during extension to avoid damage to utilities such as sewer caps, water main line caps, etc.
- d. If necessary, replace within hardscape utility caps with durable alternative traffic-rated lids capable of withstanding vehicle traffic.
- e. When extending in HOA maintained streetscape, the homeowner is responsible for any damages done. The association retains the right to determine damages to irrigation / drainage / landscape and request the homeowner for fixes or charge the homeowner for fixes when the homeowner fails to fix after 60 days of notice.

### **2. Concrete In Backyard**

- a. It is recommended to leave a 1-foot gap between the concrete and wooden fences. This ensures easier access for any future fence repairs or maintenance.

### **3. Drainage**

- a. 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.

### **4. Exterior Shades & Structures**

- a. Pergola
  - i. 5 ft away from fence
  - ii. 10 ft height
  - iii. Needs city permit if attached to the main house
- b. Play Structures
  - i. 5 ft away from fence
  - ii. 10 ft height
- c. Shed

- i. 10 ft height
  - ii. 5 ft away from fence
- d. Outdoor Kitchen
  - i. Follow City rules and permit requirements
- e. Pool/spa
  - i. Follow City rules and permit requirements

#### **5. Snake Fencing**

- a. Height: Snake fencing should not exceed 3 feet in height. If digging, cannot exceed 1 foot below ground.
- b. Placement: Fencing should be installed inside the property's existing fence line.
- c. Color: The preferred color for snake fencing is black, to compliment the appearance of steel fencing.

#### **6. Easements**

- a. Follow City rules

#### **7. Front Yard Ratio**

- a. 40% Softscape, 60% Hardscape (Concrete) rule.

#### **8. Fruit Trees**

- a. Dwarf / Semi Dwarf 8-12 ft height, allowed in backyard.
- b. No Fruit trees are allowed in the front yard.

#### **9. Front yard rock Color & Size (1-2 inches)**

- a. River rock
- b. White rock
- c. Black rock

#### **10. Artificial Turf** - Front yards must adhere to artificial turf guidelines. (see below)

- a. Artificial turf installations shall meet the following requirements
  - i. is comparable in appearance with the natural turf in the community
  - ii. Is limited to 50% of the landscaped area.
  - iii. Turf Material:
    - 1. Shall be water permeable with a minimum 25 inch per hour permeability rating.
    - 2. Artificial turf shall not be used to spell out names of any kind, emblems, or geometric patterns
    - 3. The style shall be of primary blade, tufted, using multi-color natural grass tones with an additional secondary blade of texturized "thatch" using tan, brown or a combination of tan, brown and green tones. Blades shall have a low luster finish that is comparable to the natural turf in the community.
    - 4. Acceptable turf fibers include: Polypropylene, Polyethylene, Nylon.

5. Pile height and style: 1 to 1/12 inches high, minimum
  6. Edges and Seams: All edges shall be securely fastened. Edges shall be neatly trimmed adjacent to all surfaces and objects including but not limited to mow strips, hardscape, boulders, drains, sewer cleanouts, and utility boxes. Surfaces shall appear seamless, and edges shall appear natural and well groomed.
  7. Installation shall appear natural at all times with no wrinkles or raised areas.
  8. Turf material shall be laid with the grain in the same direction to avoid accentuating seal locations. Acceptable seaming methods include adhesive and nailing.
  9. Seams shall be completely invisible when the installation is completed.
- iv. Soil Stabilizing Fabric: Primary Layer on Native Soil: non-woven, high permeable soil stabilizing fabric for the soil type and conditions of the installation. Fabrics must be porous and not impede infiltration of normal watershed to appropriate drainage
  - v. Base Material: All base materials must be clean, new material. Repurposed or recycled materials are prohibited. Decomposed granite as a base material is prohibited
  - vi. Backing: Perforated, vertically draining polyurethane coated materials to provide optimum tuft binding and maximum permeability. Unitary stabilized fabric backings are also acceptable.
- b. Maintenance:
- i. Turf shall be maintained in an appropriate manner and in accordance with the manufacturer's recommended practices.
  - ii. Turf surfaces shall be kept free of trash and organic debris.
  - iii. Use leaf blowers or plastic rakes and rinse with water, when needed.
  - iv. Turf shall be kept free of invasive grasses or weeds.
  - v. Areas affected by pet waste shall be treated to sanitize and eliminate any odors.
  - vi. The association retains the right to determine when an artificial turf installation must be repaired and/or replaced due to weathering, fading, tearing, ripping etc.
- c. Warranty:
- i. Warranty for a minimum of eight years against UV degradation.
- d. Contractor minimum qualifications
- i. Hold a valid, active C27 and/or C61/D12 license in California

**11. Privacy Screens**

- a. Privacy screens should be black in color.
- b. Privacy screens must be fireproof.
- c. Install the privacy screen inside the property.
- d. Privacy screens should not be permanently attached to the steel fence.
- e. No alterations to the existing fence are permitted.

**12. Retaining Walls/Handrails - Courtyard modifications**

- a. Prior to any modifications, contact utility companies to verify the absence of gas, power, or any other utility lines in the designated area.
- b. Ensure that modifications do not interfere with existing drainage systems and adhere to established drainage plans.
- c. Walls higher than 47” (including below ground level) may require city permits
- d. Front yard walls allowed up to 3ft visible height.
- e. Steps extension/ addition: Up to 5 ft in width total.
- f. No walls may be located in the Public Utility Easements.

*\*\*\*Please Note: All exterior changes must be submitted to the Architectural Review Committee for review and approval\*\*\**