

**MANDATORY DESIGN GUIDELINES
TRACT 7744, ALAMO, CALIFORNIA**

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SECTION 1.0 INTRODUCTION

SUBDIVISION 7744 DESIGN GOALS

Preservation of the unique natural environment and harmonious relationship among neighboring man-made structures, is the foremost objective of the Subdivision 7744 residential design process.

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Located within spectacular Alamo knolls and ridgetops, the Subdivision 7744 Residential Community will provide its residents a community of unparalleled beauty. Only about five percent (5%) of the property will be used for residential development. The remaining property on the perimeter of the community will become permanent scenic easement.

Subdivision 7744 has been designed to create one of the finest residential communities within the Alamo area. Nestled among one of the most picturesque Alamo ridge tops with views of the ridgelines and valley floors, all the lots abut open space areas or similar large estate lots. Care was taken during the design phase of the community to take advantage of both the unique internal and external views that many of the lots will enjoy. Many lots abut the existing forested areas and will enjoy the protected views of those areas. To assure the continued quality of these amenities, Subdivision 7744 has established these Goals and Guidelines for new homeowners so that the architecture, residential site plans, and landscaping are creative, environmentally sensitive and of the highest quality.

1.1 COMMUNITY DESIGN CONCEPTS

The design of residential structures and the special characteristics of the lots provide opportunities to enhance the quality of the community. The design professional and homeowners should consider the following general goals in preparing their plans.

1.1.1 SITING OF HOMES/GRADING

- A. Avoid tall, exposed unbroken facades and tall supports on downhill slopes.
- B. Avoid aggressive architectural features which command attention from off-site locations.
- C. Site structures within existing tree and vegetative cover when possible.

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- D. Minor grading to lower pad elevation in visually sensitive areas is encouraged.
- E. Design residences to conform with topography in order to reduce effective bulk of the structure.
- F. The floor level should be kept at existing grade.
- G. Integrate accessory structures with the character and design of the residence. Avoid unrelated combinations of styles and materials.
- H. Take advantage of natural grades when possible to develop driving entrances to individual residences.
- I. Graded areas shall be restored with natural appearing contours and native vegetation.
- J. Use low profile retaining walls along driveways and parking areas to minimize the impact of extensive cut or fill slopes.
- K. In order to develop level garden areas, use low profile retaining walls, allowing room for planting.

1.1.2 GENERAL & SPECIFIC DESIGN GOALS & REQUIREMENTS

- A. Windows should be fully trimmed.
- B. Architectural attention should be given to fireplaces and chimneys which are in visually sensitive locations.
- C. Exterior lighting should be limited to and tied in with the building architecture and landscaping. Avoid glaring, undirected light which shines onto off-site areas.
- D. Mechanical structures and equipment, such as air unit and pumps shall be appropriately screened.
- E. Solar units shall be flush with the roof or on a supporting decorative trellis.
- F. Mailboxes should be designed to tie into the overall residence and landscaping architecture. Owners may incorporate lighting fixtures into the mailbox design.
- G. No lines, wires, or other devices for communication or transmission of electric current or power, shall be placed or maintained anywhere on any lot unless contained in conduit or cable underground or concealed in, under or on approved structures, excluding temporary power or telephone services incidental to construction of approved buildings.
- H. Decking shall have the support structure completely screened with solid sheathing to match the house or with wood lattice material compatible with building architecture. Deck support structures shall be screened from surrounding areas with plantings. For fire protection purposes, the use of brick, stone and masonry for decking, deck skirting, and patios is encouraged.
- I. Pony walls or skirt walls between floor level and finished grade should be a maximum of ten feet in height.
- J. Opaque fences and walls are allowed on side yards only, but are not to extend more than 20 feet beyond improvements. No fences shall be constructed in the scenic easement areas.
- K. No outside television antennas, dishes larger than 24" or radio towers which are visible from off-site areas will be erected.
- L. Earth tone colors in the medium to dark range should be used for roofs and walls in order to complement the natural surroundings. The medium to dark range is defined

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- less than 50% light reflectance. Avoid reflective mirrored glazing, trims and light colors which will make the residence highly visible from off-site.
- M. Use dark colored driveway paving materials such as asphalt or pigmented concrete to reduce visual impact.
 - N. The keeping of livestock will be prohibited on the entire site.
 - O. Provide fire safety measures (e.g., spark arresters, fire retardent material, and vegetation control plans).
 - P. Tennis courts and swimming pools be located outside the building envelope area but may not intrude into the scenic easement area.
 - Q. Basketball back stops shall not be attached to the house or garage, shall be maintained in good condition and shall not be exposed to direct view from the street.
 - R1. A step-up design shall be used for Lot 2.
 - R2. The northern 15 feet of the homesite for Lot 1 shall be limited to 25 feet in height. The remainder of the house shall not exceed 29 ft. in height. Architectural features shall be incorporated into the design of the structure to reduce a large massing appearance.
 - R3. The building height for Lot 4 shall not exceed 29 feet.
 - R4. The frontyard setback for Lot 5 shall be 25 feet from the road pavement. The residence shall be a step-up design to conform with site topography.
 - R5. The design of the residential structures for Lots 6-8, and 11-14 shall use architectural features to prevent a large massing appearance of the front of the residence which would otherwise be created with a 15-foot front setback.
 - R6. The building height limit on Lot 6 shall be 29 feet above existing grade.
 - R7. The maximum building heights for Lots 10 -14 shall not exceed 29 feet.
 - R8. Prior to the issuance of building permits for the construction of a residence or an accessory structure on Lots 4, 5, 6 AND 7, a copy of the building designs including exterior colors shall be submitted to the Stonegate Homeowners Association and the Fair Oaks Homeowners Association so that they will have an opportunity to comment on the designs prior to the Zoning Administrator's decision. The building design for Lot 7 does not require the review of the Fair Oaks Home Owners Association.
 - R9. A 15-foot front setback shall be maintained on Lot 11. If the front setback requirement cannot be met, the size of the structure shall be reduced. The 15-foot setback shall not cause encroachment into the dripline of the two oak trees on the west side of the building envelope.
 - R10. All structures shall be within the final approved building envelopes including:
 - 1) Accessory and ancillary structures (including pool cabanas, arbors, etc.). However, an exception to this restriction is allowed on Lots 7 and 8 on which accessory structures are allowed but shall not extend beyond the 747-foot contour nor extend under the oak tree drip line.
 - 2) Decking higher than 3 feet above grade.
 - 3) Retaining walls higher than 3 feet.
 - 4) All combinations or series of retaining walls/deck edges which are within 30 feet of each other and which are cumulatively over 3-feet in height.
 - R11. The development of Lots 7, 8, and 9 in terms of its height shall conform to the R-20 zoning district standards of 35 feet.

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- R12. The building pad for Lot 10 shall be recessed slightly to lower the roofline of the residence. The designs of the residence for this lot shall ensure that the visibility from properties to the east is minimized.
- R13. Additional Lot 1 Development Requirements
- a. Grading Limitations - Grading on Lot 1 shall be limited to the building envelope approved by the VTM. Any grading outside the building area will require approval by the Zoning Administrator.
 - b. Residential Design - Limit the northern 15-foot portion of the structure to a height of 25 feet with the remainder of the house to not exceed 29 feet. Architectural features (such as second story setbacks, reduced height, and staffed facades on both the front and rear elevations) shall be incorporated into the design of the structure to reduce a large massing appearance. The design of the residential structure for Lot 1 shall use architectural features (e.g., second story setbacks, reduced height, staggered facades on both the front and rear elevations), to prevent a large massing appearance.
- R14. Additional Lot 3 Development Requirements
- a. Maximum Structure Height and Residential Design - The maximum building height for Lot 3 shall not exceed 29 feet. The design shall incorporate architectural features, e.g., second story setbacks, reduced height and staggered facades on both the front and rear elevations, to prevent a large massing appearance.
 - b. Report by Arborist on Impact of Development on Existing Tree - An arborist report shall be required prior to the issuance of a building permit for a structure on Lot 3. The arborist report will evaluate the health of the oak tree on the northwest corner of the building envelope and the oak tree located down slope of the eastern edge. If the report shows that the health of this latter tree is compromised, the structure shall be redesigned or placed outside of the drip line.
 - c. Development plans shall be accompanied by a proposed landscape plan for the review and approval of the Zoning Administrator. The plans shall provide for substantial planting improvements intended to screen and minimize the visual bulk of the structure on this lot.
- R15. Maximum Building Envelope Area - Lot 5 - The building envelope for Lot 5 shall be no greater than 8,000 square feet. The building envelope shall also be placed so as to observe a minimum 25-foot setback from the edge of road right-of-way. The area of the building envelope shall be verified by the applicant prior to filing a final map.
- R16. Lots 7 & 8 Development Requirements
- a. Relocation of Lot 7 - The westerly edge of the building envelope on Lot 7 shall be set back an additional 10 feet to comply with Condition 4.A.5 of the original approval.

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- b. Restriction on Placement of Accessory Structures on Lots 7 or 8 – Future accessory structures on Lot 7 & 8 shall not extend beyond the 747-foot contour nor extend under the oak tree drip line.
- c. Prohibition on Placement of Structure within Drip Line of Existing Trees – No structure on Lot 7 & 8 shall encroach under the drip line of trees #54 and #44 on Lot 7 & 8.

R17. Lot 12 Setback – The minimum front setback on Lot 12 shall be 15 feet.

1.1.3 LANDSCAPING

- A. Slope areas in landscaped zones shall be maintained in neat, orderly and safe conditions to enhance appearance and prevent erosion and sliding.
- B. Avoid planting large areas of lawn which consume large quantities of water and sharply contrast with the native landscape in color and cultural requirements.
- C. Minimize use of water-demanding plants.
- D. Drought resistant grasses and shrubs should be used wherever possible.
- E. Use low water irrigation systems, such as a drip system, to conserve water and minimize adverse effects on indigenous plants.
- F. Avoid plantings which contrast with the natural vegetation and color if they will be visible Off-site.
- G. All landscaping will meet the requirements of County Ordinance No. 90-59 and EBMUD guidelines for water conservation and irrigation.
- H. The development of Lot 2 must be designed and constructed such that the 40" diameter, the 36" diameter, and the 24" diameter oak trees are protected. All building designs must be accompanied by a report from a certified arborist or a licensed landscape architect, which verifies that the trees will be protected.
- I. The development of Lot 12 must be designed and constructed such that the 32" diameter oak tree is protected. All building designs must be accompanied by a report from a certified arborist or a licensed landscape architect, which verifies that the tree will be protected.

1.1.4 PROTECTION OF SCENIC EASEMENT AREAS

- A. Areas in scenic easements shall be preserved in their natural state.
- B. All healthy, mature trees within the scenic easement areas shall be preserved, except as necessary for the construction of roadways and other infrastructure improvements.
- C. Natural drainage channel shall be respected.
- D. Pruning, irrigation and other interference with natural vegetation shall be avoided, except as required by the San Ramon Valley Fire Protection District.
- E. Grading is prohibited except as necessary for roadways and other infrastructure improvements.
- F. Activities which would disturb wildlife and/or vegetation is prohibited.
- G. Fencing is prohibited in the scenic easement area.
- H. Landscaping and irrigation is prohibited in the scenic easement areas, except as required by the county, fire district or other regulations.

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1.15 GENERAL

- A. There shall be a gated entrance to the property at the start of the private road. The gate shall be card operated with communication to each lot.
- B. The exterior of the total property shall be fenced with mesh and T bar stakes. Fences dividing the individual properties shall be installed only by mutual agreement of the properties involved.

SECTION 2.0 DEVELOPMENT ENVELOPES AND STANDARDS

2.1 FLEXIBILITY AND VARIATION

These Guidelines are intended to set forth general development standards and parameters for private improvements throughout Subdivision 7744. Under some circumstances, however, strict application of the guidelines may create an unreasonable burden on a particular lot owner or, due to lot conditions, work to the detriment of sound site planning. Therefore, the County Zoning Administrator (ZO) may allow variations from particular provisions of these Guidelines, however, the burden to substantiate the variation rests on the applicant not with the ZO.

General examples of acceptable variations:

1. Where the variation is necessary to relieve an unreasonable or overly burdensome requirement on the lot owner.
2. Where the variation will allow demonstrably superior design and layout of lot improvements than would otherwise be permitted under strict applications of these Guidelines.
3. Where the variation, while inconsistent with a particular guideline, will allow the design and layout of lot improvements that are consistent with the overall goals and intent of these Guidelines.

2.2 DEVELOPMENT ENVELOPES

Due to the unique topography within certain areas of Subdivision 7744, a system that defines the various parts of the lot and its relationship to private or Association common open space has been developed. The Building Envelope, the Controlled Development Area and Private Scenic Easement Areas, if applicable, have been determined for the appropriate lots. Setbacks and permitted uses for these areas are noted elsewhere in this document.

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2.2.1 BUILDING ENVELOPE

Within every lot, a Building Envelope defines the location of the residential structure and accessory structures based primarily on project specific setback criteria. Garages, if attached to the primary structure, are also included within this area. Detached garages will be allowed some flexibility in their location due to grades and slope conditions provided no variance to setback criteria is necessary. The building area shall also include the primary parking area(s), fences and irrigated landscape areas on each lot.

2.2.2 CONTROLLED DEVELOPMENT AREA

The Controlled Development Area encloses and includes the Building Envelope. In this area are allowed additional landscaping and other improvements that facilitate the integration of the Building Envelope into the adjacent open space where appropriate. Fire Department control measures will be enforced within this area. Ancillary structures (non-occupied), pools, gardens and fencing are permitted, subject to Conditions of Approval and ZO review and approval.

2.2.3 PRIVATE SCENIC EASEMENT AREAS

Private open space shall be the portion of each lot within which no development can occur. Development envelopes shall be established and indicated on the recorded Final Map. The remaining portion of those lots outside of the Building Envelope and the Controlled Development Area that abut heritage tree groves or riparian corridors have a use easement placed across them. This easement prevents expansion of the Controlled Development Area into the Private Scenic Easement Area. Special care must be exercised in this area. This Private Scenic Easement Area is intended to act as a permanent natural area. Controls in this area help to soften and/or limit the visibility of the residential area, and may require additional native tree and shrub plantings for screening purposes. This area is also subject to Fire Department controls measures and landscape management. The Building Envelope Map is on file with the County Community Development Department.

2.3 LOT SIZE AND SETBACKS

2.3.1 LOT SIZES

Lot size and setbacks have been planned to comfortably accommodate the home including a 3 car garage (which affords the required 6 off-street parking spaces per the Public Works Department). The building pad area varies on the lots due to street gradient and slope within the lot. The designated Building Envelope is large enough to allow considerable flexibility in the design of the house and at the same time help preserve the surrounding slopes, vegetation and / or riparian habitat where appropriate.

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2.3.2 LOT SETBACKS

- A. Front setbacks from the right-of-way shall be a minimum of 15 feet to the main house structure. Aggregate side-yard width of 40 feet minimum is required. The side-yard minimum setback of 20 feet requires a minimum of 20 feet on the adjacent lot ($20 + 20 =$ aggregate total of 40 feet minimum between structures).
- B. In order to allow more flexibility in design for various lot configurations, particularly on up and down slope lots, the front setback (from right-of-way) for front entry garage shall be a minimum of 15 feet.
- C. Variations of street setbacks are encouraged to create superior street appearances. Flexibility will be allowed in the setbacks of detached garages especially on sloping lots where detaching the garage allows for a superior placement of the main living structure. The ZO review each request for detached garages and work with the homeowner on setbacks.
- D. Minimum separation between houses on adjacent lots is 40 feet.

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SECTION 3.0 CONSTRUCTION GUIDELINES

3.1 GRADING RELATED GUIDELINES

3.1.1 FOUNDATION DESIGN

It is important the architecture of the homes fits into the lot and the community. Homes with excessively high visible foundations will not be permitted. Buildings shall be design to work with the existing topography of the lot. Split pads, stepped footings, pier and grade beam foundations shall be employed to fit each structure to the slope of each lot. This is particularly important on the custom lots. Downhill homes with exposed foundations over 42" in height are not permitted Extensive re-grading the lot, after the project graded, to develop oversized flat pads will be discouraged. Approval by the County Building Inspection Department for lot re-grading shall include grading permit requirements.

3.2 RETAINING WALLS

- 3.2.1 Retaining walls are encouraged to have stone or natural appearing finishes. Flat faced concrete block walls, unfinished poured concrete walls, and wood bulkheads are not permitted in areas visible from the street or public areas.
- 3.2.2 Exterior retaining walls outside the footprint of the structure required to support the placement of the house are limited to 5 feet in height. Where the total height would exceed 5', multiple stepped walls are required. All retaining walls will require structural calculations and the certification by a licensed structural engineer.
- 3.2.3 Multiple exterior terraced walls should be separated by a minimum of 3 feet with appropriate bench landscaping.
- 3.2.4 Retaining walls should generally be designed with smooth, continuous lines that conform to the topography. Particular attention will be paid to color and texture of retaining walls.
- 3.2.5 Retaining wall structures holding back grade to accommodate a pool, tennis court, patio or terrace are limited to an 18" height without approval of the Zoning Administrator and should conform to the natural hillside profile as much as feasible. Excessively high retaining walls are prohibited.
- 3.2.6 The following retaining wall materials are encouraged:
- (1) Colored / textured concrete
 - (2) Stone and brick masonry to match house architecture
 - (3) Walls with natural color plaster finish to match house architecture
 - (4) Wood where structurally appropriate
 - (5) Split-faced masonry in natural colors

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- (6) Split-faced "Keystone" type walls in natural colors

3.2.7 A 4-foot high retaining wall is allowed on Lot 5.

3.3 GRADING MINIMUMS FOR DRAINAGE

Maintaining minimum drainage requirements for all lots will help to insure proper drainage. The homeowner must maintain the grades created during the infrastructure construction and maintain a minimum gradient of 1.5 percent to ensure proper drainage for any future re-grading or landscape work. It is preferable that surface drainage be designed to drain towards the street and/or to be collected by a site drainage system and conveyed into the subdivision drainage system. All paved surfaces shall have a minimum gradient of 1 percent.

On sloped lots, the maintenance of the slope and control of drainage is critical for slope management. Plant material and drainage structures are imperative to protect the structural integrity of the slope and will be carefully reviewed during plan submittal.

3.3.1 GRADING GUIDELINES:

- A. Residential structures or ancillary structures on slopes in excess of 15 percent must be carefully designed. The use of erosion controls, engineered grading, pier and grade beam or step-footing foundations are necessary for long-term slope stability.
- B. Site and individual lot grading should be carried out in a manner that results in flowing and contiguous patterns. Abrupt or sharp changes in surface grades will be discouraged.
- C. Excessively steep slopes (more than 3:1) on residential lots shall not be constructed for residential structures or accessory buildings if it is determined that such slopes will have a negative effect on the site or adjacent lots. Streets and driveways in these areas must be engineered to ensure slope stability. Supporting geotechnical documentation will be required by the ZO for variations to this guideline.
- D. Surface drainage shall not direct excessive amounts of water into adjacent lot drainage ways. On-lot drainage shall either be split into smaller diversions or collected in appropriate underground drainage structures. All graded slopes shall have either brow ditches or berms at the crest to control surface run-off. Drainage structures shall be underlain by subdrains.
- E. All graded areas shall be landscaped, no bare earth is permitted.

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- F. Drainage terraces for cut and fill slopes shall be spaced per grading code requirements. All cut and fill slopes greater than 30 vertical feet in height shall be contour-rounded.

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SECTION 4.0 BUILDING DESIGN GUIDELINES

The design of the homes shall be in the best tradition of California architecture. No particular style or theme is suggested by the ZO. All homes submitted for design review, will be considered by their own merits and style. Residential designs that are proposed between, or next to, existing homes will be reviewed with respect to these homes.

- A. The perceived mass and visual bulk of residential structures should be considered by the design professional during preliminary design concepts. In the cases of those lots with some restrictions (i.e. visibility), the massing will be reviewed in context of the County's desire to provide screening and variation.
- B. Split pads, stepped footings, piers and grade beam foundations allow the structure to better fit with the slope of the lot.
- C. Buildings should be cut into uphill and downhill sites to reduce the effective visual bulk.
- D. Roof forms and roof lines should be broken to break up the mass of the roof. Irregular roof-lines are encouraged and, where possible, should follow the natural curve of the slope. Long, linear, unbroken roof-lines and the use of large gabled ends on downhill elevations are discouraged.
- E. Detachment or articulation of parts of the dwelling, such as the garage, is encouraged to lessen the appearance of mass and bulk on non-padded lots.
- F. Overhanging decks or decks elevated on poles should generally be avoided unless well integrated into the architecture of the unit. These decks can potentially increase the mass of the building when seen from below. Enclosing deck support structures with lattice work is discouraged. The use of landscaping to screen deck support structures is encouraged.
- G. Avoid large expanses of walls in single planes. Break up these large wall faces with building components and fenestration.
- H. Avoid building retaining walls needed to support the structure or landscaping in a uniform plane. Break retaining walls into smaller components and terraces where feasible. Landscaping to soften the visual impacts of retaining walls will be encouraged.

4.1 MAXIMUM BUILDING HEIGHT

The maximum building height for all Lots except Lots 7, 8 and 9 shall be 29 feet above grade as measured from the building mid-point of the prepared building area. Heights of some houses are limited by condition of approval. (See Community Guidelines above). Color and material

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selection for the structure should evidence coordination with the predominant colors and values of the surrounding landscape and character. This is to minimize contrast between the background topography and the structure when viewed from off-site communities. Darker tones are more compatible with the site when viewed from a distance. Colors such as bright reds, blues and greens will not be allowed by these guidelines.

4.2 BUILDING MATERIALS

The following building materials are encouraged:

Exterior Walls:

1. natural wood siding --horizontal and vertical patterns
2. manmade siding materials that closely resemble natural wood siding materials
3. natural cedar / wood shingles
4. manmade cedar / wood look shingles that closely resemble natural materials
5. brick and stone masonry (including manmade light weight concrete "stone")
5. natural (earth tone) colored cement plaster materials
6. exposed structural wood members

Roofs:

1. flat and textured concrete shingles of earth tone colors
2. flat and curved clay tile of earth tone colors
3. composition shingles in thicker patterns (Class A-B non-combustible fire ratings required) with thick butts, earth tone colors
4. slate materials both natural and man-made

The following building materials are discouraged:

Exterior Walls:

1. highly reflective painted surfaces
2. large flat areas of glass / reflective materials
3. plastic materials made to resemble masonry or stone
4. large flat planes of walls without articulation and fenestration

Roofs:

1. High contrast tones or bright colors
2. highly reflective or shiny materials
3. wood shake roofs (unless fire proof)

4.3 GARAGES AND PRIVATE DRIVEWAYS

On sloped lots, the placement of garages can increase the flexibility within the buildable area of the lot by taking up as much grade as possible between the street and the garage door. Detached garages allow for both uphill and downhill houses to generate considerable changes in grade between the street and the primary structure.

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The longer the driveway, the more grade can change between the street and the house. This has a direct impact on lot size, lot setbacks and house size. As a general rule, try to avoid locating driveways on the naturally level portions of the lot that are more suitable for structures. On side sloped lots, placing the garage below the main living floor, grade can be taken up across the front of the house. Construct driveway weaken plane joints and scoring at angles to assist in directing runoff to landscaped/pervious areas, prior to entering the street curb and gutter.

4.4 PARKING AND GARAGE GUIDELINES:

- A. Driveways shall be aligned with the natural contours of the land where possible. Locate driveways and parking areas to minimize removal of existing healthy trees. Proper design consideration shall be given to vertical curves and parking landings. The use of low retaining walls along driveways is encouraged to minimize cut and fill slopes.
- B. Houses with three car garage houses shall provide three guest parking spaces per house on the lot. This space should be conveniently placed relative to the dwelling unit that it serves and can be tandem in configuration.
- D. The facades of three car garages must be articulated into 3 separate garage doors or into a 2 door / 1 door configuration. The roof line shall be broken and varied to reduce the mass of the garage facade.
- E. On custom lots, common and shared driveways will be considered by the ZO if grading is reduced by their use. Common easement maintenance agreements between the lots served are required for common driveways
- F. If visible from the street, oversized or "RV" type garage doors are prohibited unless well integrated into the design of the garage structure to minimize the mass of the oversized door.

4.5 ELECTRIC VEHICLES

An electrical outlet shall be installed and dedicated for potential use in recharging electrical vehicles (required by project Condition of Approval).

4.6 RESIDENTIAL SPRINKLERS

All residences shall be equipped with approved residential fire sprinkler systems (required by project Condition of Approval).

4.7 ANCILLARY STRUCTURES

Ancillary Structure Guidelines:

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- A. In deck design and construction, excessively high distances between structure and grade is discouraged. Landscaping at the outside deck line is preferred over solid skirting.
- B. Ancillary structures such as stairways, patios, swimming pools, pool cabanas, spas and storage facilities and non-occupied structures must be consistent with the design and materials of the house.
- C. Larger ancillary structures shall complement the residence and be similar in color and construction materials.

4.8 MECHANICAL EQUIPMENT GUIDELINES

No mechanical equipment, including air conditioners, solar collectors, television antennae and/or satellite dishes (larger than 24") shall be exposed to the view from beyond the lot unless fully screened or architecturally integrated into the structure and approved by the ZO.

4.9 SWIMMING POOLS, THERAPY POOLS, SPAS AND WATER FEATURES

Swimming pools, therapy pools, spas and water features (visible from street) are subject to review by the ZO.

- A. All swimming pools, therapy pools, spas and large water features are subject to setbacks and Building Envelopes.
- B. All such water features and pools shall be designed by competent professionals. All plans shall be submitted to the ZO for approval.
- C. All pools and spas are subject to County safety requirements for fencing and covers.
- D. Locations of solar heating panels are subject to review by the ZO. While the use of solar panels is not discouraged, the visibility beyond the lot will be a concern of the ZO.

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SECTION 5.0 LANDSCAPING

5.1 LANDSCAPE DESIGN

The landscape development of the properties within the project are intended to compliment and expand the natural character of the community. Each residential lot will be required to plant a least six native trees to help expand the woodland nature of the property. In addition, specific guidelines and standards for street trees and other ornamental plantings are required.

The landscape development of the lots is not just the plant materials but the paving, walls, walks, site lighting, and landscape structures. The plans submitted to the ZO will review the proposed landscape development with an eye to the overall community and how the landscape compliments the community as a whole.

The dominant theme and visual character of the property is set by the existing great stands of oak trees. This woodland environment should be a key to the themes of the proposed residential landscapes. Gardens and lawn areas should be designed to harmonize with the native environment and the natural beauty of the property. Homeowners and their landscape architects are encouraged to use plants that are native to the area as well as drought tolerant.

The designs must consider water conservation as a goal. The increasing cost and availability of water requires that each landscape plan submitted will be reviewed for its water conservation as well as design.

Homeowners are encouraged to utilize pervious pavements and/or pavers for walkways and patios.

5.2 PLANTING DESIGN GUIDELINES:

- A. All landscaped areas must have irrigation systems capable of sustaining good plant growth. Automatic water conservation systems are required.
- B. Shrubs are preferred over ornamental ground covers and large lawn areas due to their lower water use characteristics.
- C. On slopes of 3:1 or greater, plant materials with deep and fibrous rooting characteristics are preferred. This will minimize erosion and reduce surface runoff. Special care will be taken by the Committee in reviewing plants selected for these areas.
- D. On graded slopes, use irregular plant spacing to achieve a more natural appearance. Plant trees with contour of the slope in undulating groups to mimic natural groves of trees. Inter-mix shrubbery masses within the spaces between these tree groves.

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- E. Where possible, plant trees in swale areas and on graded benches. This will help control runoff and erosion impacts. Care shall be taken so as not to disrupt and concrete drains installed on these features.
- F. Planting design in Private Open Space envelopes should reinforce the dominant planting patterns that define the oak woodland, canyon and riparian habitats within the Ranch. All plantings within this area must be native and drought tolerant. Temporary irrigation may be required to insure the survival of the replanted areas.

5.3 GENERAL LANDSCAPE PLANTING

For general planting of lots for General Landscape Plant List. These plants are suggested for the region and are tolerant of the site conditions. Many of these plants are also drought tolerant . This list is a general guide for the owner; other appropriate plants that the owner may wish to install may be submitted along with his landscape plan to the ZO for approval.

Planting plans will be reviewed for their:

1. Appropriateness for the Ranch's climate zone
(see Sunset Western Garden Book, Zones 14 and 15)
2. Drought resistance
3. Fire resistance
4. Form consideration
5. Maintenance
6. Aesthetic considerations: flowering, fruiting, leaf color
7. Erosion control
8. Use of natives

5.4 PROHIBITED TREES

Due to environmental and habitat impacts the following trees are not permitted anywhere within the project because they are invasive, highly allergenic, extremely inflammable, or have other noxious habits:

| <u>Botanical Name</u> | <u>Common Name</u> |
|---------------------------|------------------------|
| Acacia species | Acacia |
| Calocedrus decurrens | Incense Cedar |
| Cupressus glabra | Smooth Arizona Cypress |
| Cupressocyparis leylandii | Leland Cypress |
| Eucalyptus species | All Eucalyptus |
| Palms | Palms |
| Picea species | All Spruce |
| Pinus species | All Pines |

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5.5 NATIVE TREE REPLACEMENT

Each lot will be required to plant 6 native trees, a minimum of 15 gallon in size, from the following list:

| <u>Botanical Name</u> | <u>Common Name</u> |
|--------------------------|-----------------------|
| Acer macrophyllum | Big Leaf maple |
| Aesculus californica | California Buckeye |
| Quercus agrifolia | Coast Live Oak |
| Quercus kelloggii | California Black Oak |
| Quercus lobata | Valley Oak |
| Umbellularia californica | California Bay Laurel |

5.6 OAK TREE PROTECTION

Special care should be taken to retain and protect existing oaks as trees are significant and valuable resources. The most critical issues related to existing oak trees is the "altering" of the site conditions under which the tree has grown. Oak trees, to be preserved, must have their existing site conditions respected. Grading or changing of grade within the drip line, artificial watering practices, change in drainage patterns and removal of leaf litter are examples of "altering" the natural balance.

Additional information Oak Tree Preservation and Maintenance can be found in *Exhibit 3*.

Guidelines:

- A. On those lots that contain existing trees, a licensed arborist should be consulted to propose specific measures to protect vegetation inside and outside of the construction zones. The ZO, in appropriate circumstances, will require the inclusion of arborist's recommendations in the design review packages.
- B. Tree trunks immediately adjacent to construction areas should be protected by fencing or other barriers to avoid physical damage. Protection should extend outside drip lines when feasible to prevent trunk, limb damage and soil compaction.
- C. Grading will be discouraged within the root zone of the tree, but soil may be added over the root zone if the root crown is protected by retaining devices. Where roots are covered with an impervious surface, or roots are removed within the drip line, thinning of the tree crown should be conducted to compensate for the lost root function.
- D. Preserve healthy, mature oaks except as necessary for construction of roadways and other infrastructure improvements.

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- E. Prevent damage to oak trees during construction, such as soil compaction, root damage, breakage of branches and damage to trunks.
- F. Grade changes should be avoided within the drip line of oak trees.
- G. Avoid irrigation within a 6 foot radius of oak trunks. Avoid plantings with different cultural requirements around trunks.

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SECTION 6.0 DEVELOPMENT DETAILS

6.1 FENCING

All residential units shall submit fencing layouts and designs to the ZO at the time of Architectural Review. Fencing materials shall complement the architecture of the house. Fences can not exceed 6 feet in height measured per the County Building Ordinance. Fencing visible from the street shall be more substantial in material and character. Where possible this fence should reflect the character and materials of the structure. Wood fences are to be made with higher quality materials if left natural, painted fences can be constructed with less expensive materials with approval by ZO. Privacy fencing between adjacent homes shall be installed on the property line and maintained by both homeowners.

Perimeter fences beyond the privacy fencing, should be non-intrusive. It is intended that the fence blend into the landscape and not obstruct or obscure views.

- A. Fencing in Controlled Development Areas shall meet applicable safety requirements if used for pool security. Solid fencing is permitted in this area. All gates shall be self closing and self latching.
- B. The perimeter fencing of the development area of each lot shall be either: unfenced or restricted to deer fencing. Deer fencing shall consist of a 2" x 4" welded wire black fabric. Deer fencing shall be six feet high supported by 4 x 4 wood posts on eight-foot centers.
- C. Single strand barbed wire fences, razor wire and electric perimeter fences are not permitted. There is no fencing allowed within the Scenic Easement Areas.

6.2 MAILBOXES

- A. Mailboxes shall be purchased from the developer or as directed by the US Postal Service.
- B. Placement of mailboxes shall conform to US. Postal Service rules and regulations.

6.3 PRIVATE ENTRY GATES

Private entry gates will be allowed. These gates must be transparent, high quality iron work and not over six feet six inches in height. These gates are to be automatic and open inward. Space must be provided to allow for at least one off road parking space in front of the gate. Manual controls must also be provided and all requirements by the Contra Costa County and San Ramon Valley Fire Protection District must be met.

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6.4 RESIDENTIAL SITE LIGHTING

Outside lighting provides a measure of site security and can enhance the aesthetics of the site and the architectural qualities of its structure. In determining the lighting for a residence, the source, intensity, and type of illumination should be appropriate for lighting needs. Approval of the ZO may be required.

Guidelines:

- A. Exterior lighting must be designed as a part of the site and architectural quality of the residence. Fixture style and location should be compatible with the building's architecture and landscaping.
- B. Mounting heights should be appropriate to the use and location within the residence. Light standards should be as low as possible to reduce off-lot impacts.
- C. Overall lighting levels must be compatible with the ambient light levels with the neighborhood.
- D. Tennis court lighting is not permitted.

SECTION 7.0 FIRE PREVENTION AND FUEL REDUCTION

The entire site is susceptible to the spread of ground fire. It is important for each homeowner to design the perimeter landscaping of their property in a manner that will help retard the spread of wildfires.

- A. A transition zone is to be created between the Controlled Development Area and the Private Open Space Area that is kept thinned and excessive vegetative growth removed. Plants are to be low volume fuel producers.
- B. The goal is to slow down the spread of the fire by reducing the fire's fuel supply. The following techniques may be useful to accomplish this goal:
 - 1. Evaluate the plant materials existing within the transitional zone for fuel volume and health. Remove plants from this area which are particularly high fuel volume. Remove any plants that are in poor health.
 - 2. Retain low fuel volume native plants within thinned out areas.
 - 3. Remove dead leaves and branches in these areas annually. Thin native plants by pruning. Reduce heights of grasslands.
 - 4. If water supply permits, irrigate these transition areas monthly during the fire season to maintain a higher moisture content in the plants.
 - 5. Fires spread quickly for approved plants with low fuel volume and SRVFPD guidelines.

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SECTION 8.0 GENERAL CONSTRUCTION REQUIREMENTS

After the approval of the Final Design, the following conditions still need to be met. These are in addition to any specific conditions imposed by the ZO with the final design approval:

1. On custom lots, a construction schedule that realistically reflects the time frame to build the house and landscape the property. Include the following information:
 - a. Start of grading
 - b. Start of foundation
 - c. Completion of exterior
 - d. Move-in date
 - e. Completion of landscaping.
2. Obtaining building permits from County Building Department (Director: Carlos Baltodano (925) 335-1108 Hours: 7:30 am to 5:00 pm. Closed 1st, 3rd, and 5th Friday of the month; Location: 651 Pine Street, 3rd Floor, North Wing, Martinez CA 94553)

8.1 GENERAL CONDITIONS

1. Signs that promote the builder, contractor or his sub contractors will be limited to both size and number. All signage is subject to review and approval by the ZO. Sign requests must be made with Final Design Approval.
2. Sites are to remain clean of debris and excess construction materials. Only materials for the construction of the house on each lot are to be stored on that lot. Failure to maintain the site may require notification to the homeowner.
3. All existing trees that are to remain on the property are to be protected from intrusion by orange plastic construction fencing supported by steel posts. Storage of construction materials is not permitted under the drip-line or canopy of existing trees.
4. Noise generating construction activity (including playing of loud radios or music) shall be limited to the hours of 7:30 am to 5:00 PM., Monday through Friday, and shall be prohibited on state and federal holidays. The restrictions on allowed working days may be modified on prior written approval of the Zoning Administrator.
5. The owners and builder shall provide for the separation of recyclable construction materials, such as wood waste and inert solids, at the construction site. Provisions for the separation of recyclable shall be consistent with the County Source Reduction and Recycling Element. Any questions on satisfying the requirement should be directed to the County Recycling Specialist in the Community Development Department at (925) 646-4198.

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6. The construction shall comply with the dust control requirements of the Grading Ordinance including provisions pertaining to water conservation. Reclaimed water shall be used for dust control unless determined to be unfeasible by the Zoning Administrator.

7. Contractors are responsible for providing on-site paved or gravel covered parking areas for their work crews and subs. These parking areas are not to within the drip lines of existing trees.