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## **DESIGN GUIDELINES**

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### *Vista Mesa Filings 1 and 2*

#### **EXTERIOR MATERIALS**

All exterior colors and materials shall be approved by the Architectural Committee prior to application. The garage doors of a residence shall be required to be painted to match the body color of the residence to minimize the attention to the garage rather than to the home as a whole.

#### **DRIVEWAYS**

All driveways shall be constructed of concrete, being limited to a maximum width of 24' at property line. The Architectural Committee reserves the right to reduce the amount of concrete proposed in the front of a residence if, in the Committee's opinion, the amount of concrete overwhelms the streetscape view of the property from the adjacent street.

#### **LANDSCAPE**

Within three months of occupancy of the dwelling, landscaping shall be installed according to the approved plan reviewed by the Architectural Committee. Each owner shall be required to install at least two evergreen trees upon their respective lot having a minimum height of 8'.

#### **FENCING**

See restrictions on fencing style and placement given in Sections 119, 120 and 121 of the Declaration of Covenants and on the Development Plan. Specific attention needs to be given to all "No Build Areas" and "Preservation Areas". All fencing exposed to the street shall be cedar picket style, having the slats attached to the exterior of the framework, including homes on corner lots. Fence style shall be specifically approved based on the proposed use on a case by case basis.

Dog runs shall be screened from primary views at ground level and shall be approved prior to installation for location, material and size.

#### **ACCESSORY BUILDINGS AND STRUCTURES**

All Accessory Buildings and Structures shall be approved in advance to installation for materials and placement by the Architectural Review Committee and shall be compatible and in harmony with the dwelling on the Lot. Generally, all accessory structures shall be situated in the rear yard and may be restricted for overall height depending upon the visual impact in the sole discretion of the Committee.

Garden sheds shall consist of no more than 150 sf and stand a maximum height of 8 ft.; sheds shall be constructed of wood material, painted to match the residence. Whenever possible, the placement of the shed shall be held in close proximity to the primary residence to reduce the visibility of the shed to adjacent properties. Rear yard fencing and/or landscaping may be required to buffer the visibility of garden sheds, at the discretion of the Committee.

### **PLAY/SPORTS EQUIPMENT**

All play and sports equipment, whether permanent or portable, shall be approved by the Architectural Committee prior to installation. Consideration shall be given in regard to color, height, mass, and placement. Generally wood structures are preferred; metal equipment may be required to be painted to reduce the visual impact to the property.

At no time shall play or sports equipment be placed within the City right-of-way or in the street within the subdivision, maintaining the street for the conveyance of traffic only.

### **TRASH**

All containers used for the purpose of collecting trash and debris for individual households shall be required to include a lid for the purpose of maintaining the debris within the container until collected by the trash removal provider.

Furthermore, trash containers shall not be placed at the curb for collection service prior to 6 p.m. on the day before service.

### **VEHICLES**

No commercial vehicle shall be parked on any street or within any Lot, except in a completely enclosed Structure or in a fully screened manner approved by the Architecture Control Committee.

A commercial vehicle is defined as any type truck (greater than 3/4 ton) or a truck that is used solely for commercial purposes. It is the owner's responsibility to provide evidence that a truck is being used for private purposes, e.g., tax records that reflect percentage of private and business use.

Additionally, the Board retains the right to disapprove any vehicle not meeting the aforementioned definition of a commercial vehicle, but that is detrimental to the overall appearance of the neighborhood.

*Amended October 20, 1997*

*Amended November 10, 1998*

*Amended October 15, 1999*