

**LA JOLLA COLONY COMMUNITY ASSOCIATION**

**ARCHITECTURAL GUIDELINE MANUAL**

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### **III. OBJECTIVES**

This document is a guide for the members of the Community Association's Architectural Control Committee, hereinafter known as the A.C.C., the various Sub-Association Architectural Committees, and the La Jolla Colony property owners, who are owners of La Jolla Colony Property and members of the Association. It is hoped that this booklet will increase the homeowners awareness of the ways in which the integrity of the Community Plan is preserved and the responsibilities the homeowners must assume in this process. The guidelines address exterior improvements for which homeowners most commonly submit applications, and are not intended to be all inclusive.

The specific objectives of this booklet are:

To provide uniform guidelines to be used by the Architectural Control Committee in reviewing applications in conformance to the standards set forth in the legal documents of La Jolla Colony.

To assist residents in preparing an application to the Master Architectural Committee.

To increase residents' awareness and understanding of the CC&R's, ByLaws, and Articles of Incorporation.

To maintain and improve the quality of living environment in La Jolla Colony.

To relate exterior improvements to the concept of the La Jolla Colony Design Criteria Manual.

To illustrate basic design principles which will aid residents in developing exterior improvements which are in harmony with the immediate neighborhood and the community as a whole.

To provide property guidelines to the Sub-Association.

All residents benefit from the planning and design that have been an important part of the development of La Jolla Colony.

The intent of design controls is not to inhibit individuality and creativity, but to assure residents of continuity of design which will help preserve or improve the appearance, protect property values, and enhance the overall environment of La Jolla Colony.

This booklet is directed only to exterior alteration, including landscaping, made by homeowners to their property.

#### IV. CC&Rs

Basic control for maintaining the quality of design in La Jolla Colony comes through the CC&R's which are a part of every deed of ownership.

The CC&R's establish the La Jolla Colony Community Association and the Architectural Control Committee (ACC). The ACC insures that proposed exterior alterations comply with the standards set forth in the covenants. This involves the regular review of all applications for exterior alterations submitted by residents.

Every La Jolla Colony homeowner has received a copy of the CC&R's with the purchase of his home. However, all too frequently, this information is not provided during a resale, or, when provided, the CC&R's are not read by the homeowner. The CC&Rs are binding on all homeowners and should be fully understood.

#### V. ARCHITECTURAL CONTROL COMMITTEE APPROVAL

Homeowners are reminded that approval from the Architectural Control Committee is required for any additions or alterations that meet any of the following:

All exterior structures, alterations and landscape plans, including fences and walls.

Any change to the exterior appearance of one's property must be approved by the Architectural Control Committee. Further, once a plan is approved, it must be abided by; any modification must be approved prior to installation.

It is important to understand that ACC approval is not limited to major alterations such as adding a room or deck to a house, but includes such items as changes in color and material, etc. Approval is also required when an existing item is to be removed.

Each application is reviewed on an individual basis. There are no "automatic" approvals, except as outlined in the Guidelines. A homeowner who wishes to construct a deck, for example, identical to one that has already been approved by the ACC, is still required to submit an application and may or may not receive ACC approval.

In every case, an application must be submitted and reviewed in order to consider specific implications of location and impact on surroundings.

#### IV. SUB-ASSOCIATION ARCHITECTURAL COMMITTEES

Many sub-association have developed their own guidelines for exterior alterations. Quite often these guidelines are more specific than those contained in this booklet, and in some cases more restrictive. When sub-association guidelines are less restrictive than the Master Community guidelines, the Master Community guidelines will prevail.

The sub-association guidelines can be useful, particularly in establishing design continuity. The resident must submit an application to the sub-association architectural committee AND the ACC after approval by the sub-association.

#### V. AMENDMENTS

These guidelines may be amended. It is anticipated that the changes will primarily be additive, and will not involve substantive changes of existing guidelines. However, the existing guidelines may be amended to reflect changed conditions or technology.

The ACC will conduct a yearly evaluation of the guidelines to determine if amendments are required. Homeowners should submit requests for additions or changes to these guidelines to the La Jolla Colony Community Association by April of each year.

#### VI. MAINTENANCE

Property ownership includes the responsibility of maintenance of all structures and grounds which are a part of the property. This includes, but is not limited to, items such as mowing of grass, removal of trash, and structural maintenance. Maintenance affects the visual character and economic values of the property and the neighborhood and, in some cases, safety. These issues can often be dealt with best at the neighborhood level.

## **VII. DISRUPTION OF COMMUNITY COMMON AREA**

Community Common Area which is damaged or disrupted due to installation/construction of an individual owner's improvement must be restored to its original state at the owners expense. Any improvement plan requiring placement of electrical lines, sewer lines or gas lines over or under the Community Common Area must fully detail the exact location of such lines in relation to owner's lot or unit. Proper authorization for work on adjacent property must be obtained from the owner of said property.

## **VIII. CITY AND COUNTY PERMITS**

Approval by the ACC for any improvement does not waive the necessity of obtaining required city and county permits. Obtaining city and county permits does not waive the need for Architectural Control Committee approvals, at either the sub-association or Master community level. Approval must be obtained prior to construction.

## **IX. ARCHITECTURAL CONTROL COMMITTEE REVIEW CRITERIA**

The ACC evaluates all submissions on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance may not be acceptable in another.

- A. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
- B. The primary concerns are views, access, sunlight, ventilation and privacy.
- C. Each neighborhood has individual characteristics and the proposed alteration should be a compliment to existing structures and improvements.
- D. The ACC will decide what is acceptable and what is not acceptable.

## **VI. PROCEDURAL STANDARDS**

### **A. Application Procedure and Requirements**

**Approval of any project by the Community ACC Committee (ACC) does not waive the necessity of obtaining the required City and County permits, such as, pool permits and building permits. Obtaining a city or county permit does not waive the need for Master Architectural Committee approval.**

- 1. All requests must receive sub-association written approval prior to submittal to the ACC.**
- 2. All requests are to be made to the La Jolla Colony Community Association, C/O the master association management company, to the attention of the ACC.**
- 3. All requests for architectural approval or variances must be made on the standard La Jolla Colony Community Association Home and Landscape Improvement Application Form which may be obtained by contacting the master association management company.**
- 4. Construction drawings: Two complete sets of plans are required to be submitted.**
- 5. Specifications**
  - a. List materials, dimensions, quality and finishes.**
  - b. Indicate method of installation or application of the material.**
  - c. Provide a fully dimensioned plot plan utilizing a one to ten scale providing enough detail to clearly show improvements proposed.**
  - d. Provide an installation schedule with a start and completion date.**

6. **Color:**
  - a. Indicate the color of stain or paint by manufacturer's number respective to building parts or surfaces. Color samples must be provided if they deviate from the original color used. Note accordingly if color is intended to match existing surface.
  - b. Samples of materials having inherent colors such as masonry, will be required if they are to be used in their natural finish.
7. **Neighborhood notification:** The intent is to advise your neighbors, who own property adjacent to your lot and would be effected by the proposed work, to avoid future conflicts. Obtain signatures of neighbor (s) on the application form.

**\*\*\*\*NO APPLICATION WILL BE CONSIDERED COMPLETE UNTIL THE NEIGHBOR NOTIFICATION CONDITION HAS BEEN SATISFIED\*\*\*\***

8. **Right of Entry:** If construction work requires the use of common area, or access from property not owned by the applicant for purposes of transporting labor and materials, or for the temporary storage of materials for the work, the applicant shall obtain written permission from the La Jolla Colony Community Association and the owner for the right to enter during construction. A copy of the letter granting permission shall be submitted to the ACC prior to commencement of construction. A security deposit or bond, as deemed necessary by the ACC, may be required from the owner. Unused deposits will be refunded after completion of work and final acceptance by ACC. Payment will be refunded by US Mail within 30 days after ACC's final acceptance.

9. **Submittal**

Within 30 days of the ACC's receipt of a complete application a decision will be rendered, either approve or disapproving the application. If the applicant has not been contacted within the 30 day period, it is their responsibility to contact the management company regarding the status of the plans. There are no automatic approvals.

If the plans are approved by the ACC, one set of approved plans will be returned to the sub association and the other set will be retained by the management company.



**Applicants are prohibited from commencing construction, including but not limited to entering into any contracts to have work done prior to obtaining a written response acknowledging approval of the application, and prior to the expiration of all appeal periods.**

**It is mandatory all applicants who receive approval are required to sign an indemnity agreement for the improvement which they have received approval for. The indemnity agreement must be:**

- 1. Signed and notarized by;**
  - a. the applicant(s)**
  - b. the president and secretary of La Jolla Colony Community Association**
  - c. the president and secretary of the Sub-Association where the property which the improvement is being made to is located.**
- 2. Recorded in the office of the county recorder.**

**The Indemnity Agreement must be signed, notarized and recorded prior to the commencement of construction, including but not limited to entering into any contracts to have work done.**

- 10. Approved plans will receive an approval stamp indicating ACC approval. One set will be returned to the applicant and one set will be retained by the management company on behalf of the ACC.**

**B. Construction**

- 1. The ACC may require a licensed contractor with proof of liability insurance naming the master association additionally insured.**
- 2. Copies of all permits must be supplied to the ACC prior to commencement of construction.**
- 3. Time Period: Work shall be completed within sixty (60) days of the date of approval. If the scope of the job warrants more time, the ACC may extend the construction period as necessary. A construction phasing plan and schedule indicating a longer construction period shall be submitted by the applicant.**

4. **Inspection:** Upon completion of the work as indicated on "Approved" copy of the drawings and specifications, the applicant shall notify the ACC in writing and request final inspection and approval. Inspection will be completed within thirty (30) days.

## VII. A. General

1. **Appeals:** In the event plans and specifications submitted to the ACC are disapproved, the party or parties making such submission may appeal in writing and in person to the La Jolla Colony Community Association Board of Directors. The written request must be received by the Board not more than thirty (30) days following the final decision of the ACC. Within forty-five (45) days following receipt of the request for appeal, the Board shall render its written decision.
2. **Enforcement:** Improvements which are installed without the necessary approval from the La Jolla Colony Community Association will constitute a violation of the Declaration of Covenants, Conditions, and Restrictions and will require modifications or removal of work at the expense of the homeowner included but not limited to any legal fee incurred. Remedies will be pursued to the fullest extent permitted by the Covenants, Conditions and Restrictions (CC&Rs) and the law.
3. **Violations:** All owners have the right and responsibility to bring to the attention of the ACC any violations of the La Jolla Colony Architectural Guidelines by contacting the management company.
4. **Damage:** Owners shall be responsible for any damage caused to the streetscape or open space areas as a result of construction improvements. This includes construction debris and other materials used in making said improvements. All refuse must be removed from the premises to a regulated disposal area.
5. **No Waiver of Future Approvals:** The approval by the ACC of any proposals, plans, specifications or drawings will not bind the ACC to approve the same or similar plan in the future. The Architectural Control Committee specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted.

6. **Notice of Completion:** The applicant will forward a written Notice of Completion (of the approved improvements) to the La Jolla Colony Community Association c/o the management company, when they have been fully completed.
7. **Inspections:** The ACC should have right of inspection with reasonable notice to the owner.

**LA JOLLA COLONY COMMUNITY ASSOCIATION**  
**MASTER ARCHITECTURAL COMMITTEE GUIDELINES**

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## **GUIDELINES**

### **VIII. AIR CONDITIONERS**

- A. Units extending from windows are not permissible, if they will be visible from other lots/condominiums or the common area.
- B. Compressors and equipment shall be screened from view by fencing or landscaping.
- C. If air conditioning was offered as an option and was not installed by the builder at the time of purchase, equipment must be located in the same area in which the optional unit would have been installed, unless otherwise approved by the ACC.
- D. Screens for noise may be required.

### **IX. ANTENNAS**

- A. All radio and television antennas and transmission facilities are prohibited. This regulation also applies to all satellite reception equipment.

### **X. ATTIC VENTILATION**

- A. Ventilators or other mechanical apparatus requiring roof installation are to be as small as is functionally possible and painted to match roof color. Units should be located on the least visible side of the roof and may not extend above the roof line.

### **XI. BALCONIES**

Balconies may not exceed an 8 foot projection from the home or legal setbacks from the property line, whichever is more restrictive. The total length shall be governed by the Architectural Control Committee based upon proportions and aesthetics. Balconies must be accessible from the interior of the house through a suitable door from the second story. Exterior stairways may be approved if not located in setback or in such a manner as to block neighbors' views. Balconies must be painted to match trim.

## **XII. BARBECUES-PERMANENT**

- A. Permanent barbecues are to be located in the rear or side yards only.**
- B. Application is to provide the following information:**
  - 1. dimensions**
  - 2. material and color**
  - 3. elevation drawings**
  - 4. location of barbecue in relation to the house and property lines**

## **XIII. CLOTHESLINES**

- A. Clotheslines are not permitted**

## **XIV. DOG HOUSES**

- A. Dog houses are to be located in rear or side yards only. Dog houses are also to be located out of sight or screened from surrounding property.**

## **XV. DRAINAGE**

**There shall be no interference with the drainage pattern that exists at the time the overall grading is completed by the Builder or which is shown on any plan approved by the ACC. The owner is responsible for maintaining proper drainage at all times. ACC is not responsible for reviewing drainage.**

## **XVI. FENCES**

- A. Fence style, materials and finished color are to be compatible with the applicant's house. Chain link is not permissible as fence material except as specified in the Dog Run section. Barbed wire is not permissible as fence material.**
- B. Placement of the fence and support structures may not interfere with adjacent Sub-Association sprinkler systems, nor shall fences be constructed over irrigation lines.**
- C. Structural framing or an unfinished side or a fence varying from existing fence standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area or neighboring lot.**
- D. Material for side yard fencing will be given special consideration depending on its exposure to the neighborhood.**
- E. All supportive posts shall be set in at least an 18" concrete base.**
- F. Stepped fencing is permissible where the grade slopes.**
- G. Fences are required to surround pool and spa area. Minimum height requirement per City Codes.**
- H. Specific fence requirements:**
  - 1. Wrought Iron:**
    - a. Must have painted finish consistent with La Jolla Colony Design Criteria.**
    - b. Welded wire mesh may be applied to the interior side of a fence to restrain small pets and children and paint to match fence color. Supplemental landscape must be used to soften the appearance.**
  - 2. Solid Wood Fence - Privacy fence**
    - a. Maximum height is 6 feet.**
    - b. Must be painted to match the house trim or stained.**
    - c. Consideration should be given to shadowing or view obstruction of adjacent property when utilizing a solid fence.**



3. **Masonry Walls; cinder block, brick, or adobe block**
  - a. Cinder block walls must be stucco to match La Jolla Colony Design Criteria.
  - b. Solid block walls shall not exceed 6 feet in height.
  - c. Color must match existing structure.
  
4. **Acceptable material for fencing:**
  - a. Wood
  - b. Wrought Iron
  - c. Masonry or stucco, if materials conform to type, quality, color and character of masonry or stucco used elsewhere in the respective neighborhoods.

These materials are not all inclusive.
  
5. **Unacceptable fencing materials:**
  - a. Aluminum or sheet metal
  - b. Chicken wire or wire mesh
  - c. Galvanized or plastic chain link
  - d. Plastic webbing, reeded or straw-like materials and bamboo
  - e. Corrugated or flat plastic or fiberglass sheets or panels
  - f. Rope or other fibrous strand elements
  - g. Miniature type fencing
  - h. Plastic

## **XVII. FIREPLACES, CHIMNEYS, FLUES**

- A. The exterior appearance of a fireplace must match with the existing or new structure.
  
- B. When metal flues are used for pre-fabricated fireplaces the roof vent must conform to standards listed under the section on ATTIC VENTILATORS in this booklet.

## **XVIII. FLAGPOLES**

- A.** The installation of flagpoles shall be subject to review and approval by the ACC.

## **XIX. GUTTERS AND DOWNSPOUTS**

- 1.** Gutters and downspouts must be painted to match existing trim or stucco.
- 2.** Run-off from gutters must not affect adjacent property, and should be directed to the street.

## **XX. LANDSCAPE AND IRRIGATION**

- A.** Trees and shrubs must be selected and placed in a manner which does not obstruct adjacent homeowners' views.
- A.** Plants are not to encroach on walkways or block walkway lighting.
- B.** Irrigation lines must be subterranean except "drip" systems.
- C.** Appropriate drainage shall be installed so as to be directed to the street, to prevent run-off onto adjacent or common area properties.
- D.** Sprinklers must be adjusted so as to spray landscaped areas only.
- E.** Applications for landscape must include:
  - 1.** Listing of plant material and size.
  - 2.** Location of plants on overall site plan showing house (plot plan).
  - 3.** Planters and retaining walls - with dimensions, materials, color/finish.
  - 4.** Detail on irrigation lines and drainage.
  - 5.** Hardscape, such as concrete, walk and patios, deck, patio covers with elevations (side views) and construction detail.

## **XXI. LIGHTING - EXTERIOR WALKWAY AND SECURITY LIGHTING**

- A. Lights are to be directed onto applicant's property and screened to prevent light onto adjacent property.**
- B. Proposed fixtures are to be compatible with applicant's house in style and scale. Include a sketch or picture of fixture.**
- C. Indicate wattage of lights.**
- D. Indicate location of lights and area they will illuminate.**

## **XXII. PATIOS AND DECKS**

- A. Materials shall be harmonious with applicant's house.**
- B. In designing the deck or patio, a minimum of intrusion upon neighbors' privacy should be given every possible consideration.**
- C. Adequate drainage must be installed to prevent standing water and run-off onto adjacent properties. Drainage must be directed to the street.**
- D. Wooden decks are to be stained and/or sealed to preserve natural color, or painted to match existing trim.**
- E. Railings are acceptable, providing no patio cover is installed. See PATIO COVERS for details.**
- F. Application for patio or deck is to include the following information:**
  - 1. Site plan indicating location of patio or deck in relation to existing house**
  - 2. Listing of materials, colors and finishes**
  - 3. Drainage provisions and flow or run-off**
  - 4. Dimensions**
  - 5. Elevation drawings**

## **XXIII. PATIO COVERS**

- A. Metal patio covers are prohibited.**
- B. Patio covers may be free-standing or attached to existing structure.**
- C. Obstruction of view from adjacent properties is to be considered when constructing a patio cover.**
- D. Unacceptable construction materials for structures in this section include the following:**
  - 1. Metal or pre-fabricated structures of metal**
  - 2. Corrugated plastic**
  - 3. Corrugated fiberglass**
  - 4. Plastic webbing, split bamboo, reeded or straw-like materials**
  - 5. Asphalt**

These materials are not all inclusive.

- E. Application for patio covers must include:**
  - 1. Location of cover in relation to house**
  - 2. Materials and color**
  - 3. Dimensions**
  - 4. Elevation drawings**
  - 5. Construction details for footing and joints**

## **XXIV. ROOM ADDITIONS**

- A. Additional rooms must be compatible in scale, materials, and color with the applicant's existing structure.**
- B. Location of the addition must not impair view, sunlight, privacy or natural ventilation to adjacent properties.**
- C. Pitched roofs must match or be complementary to the existing structure in slope and form.**

- D. No improvement (unless second story improvement or chimneys) shall exceed the roof heights of the existing structure.
- E. New windows and doors are to relate well with existing exterior openings.
- F. Changes in grade which will affect drainage are to be indicated in the application. Provisions must be made to prevent run-off to adjacent properties.
- A. Materials for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily.
- B. Major features of the existing house such as the vertical and horizontal lines, projections and trim details, are to be reflected in the design of the proposed addition.

#### **XXV. SCREEN DOORS AND SECURITY DOORS**

- A. Plans and specifications for screen doors and security doors must be submitted to the Architectural Control Committee for approval.
- B. All screen doors must be installed within the existing door jamb or a suitable trim provided which matches the existing dwelling unit trim.

#### **XXVI. SECURITY AND REALTY SIGNS**

- A. Security signs shall be no larger than 12" X 12" (one foot square) and placed no more than three (3) feet away from the house and no more than three (3) feet above the foundation level. A maximum of one sign shall be permitted in the front yard. Additional signs may be approved upon written request. Signs shall be freestanding and not attached to the house or the garage.
- B. A sign advertising a home for sale or rent, may be located at the entry to your project on Saturdays and Sundays between the hours of 10:00 a.m. to 4:00 p.m. only. Any damage caused to the landscaping, will be the responsibility of the unit owner.

## **XXVII. SOLAR ENERGY EQUIPMENT**

- A. Plans for solar equipment must be submitted to the architectural control committee for approval. Plans shall include location of roof panels and must conform to the following guidelines:**
- 1. Solar collectors are to be placed flush with and in the same plane as the roof slope. If panels can not be flush mounted, then supports must be solid and painted to match the house.**
  - 2. All plumbing lines from collectors to tank, must be concealed.**
  - 3. Collectors must be non-reflective in nature.**

## **XXVIII. SWIMMING POOLS AND SPAS**

- A. Permanent above-ground pools are prohibited.**
- B. Pool or spa equipment must be placed so as not to disturb adjacent properties.**
- C. Spa or pool equipment shall be enclosed by fencing at least 5' in height and screened from view.**
- D. Plumbing lines to spa or pool must be subterranean or concealed.**
- E. Application for a spa or pool must include the following information:**
- 1. Location of the spa or pool in relation to the existing structure**
  - 2. Dimensions of pool or spa**
  - 3. Drainage detail**
  - 4. Material for decking**
  - 5. Location of equipment and screen (noise and view) detail**
  - 6. Detail on fencing to surround pool or spa**
  - 7. Means of access to the proposed construction**

## **XXIX. TOOL SHEDS**

- A. Tool sheds must be designed to a height less than or equal to the fences surrounding the property, or screened from view.**
- B. The location of the shed is subject to review by the Architectural Control Committee.**
- C. The shed shall be of color which matches the dwelling unit.**

## **XXX. WINDOWS AND WINDOW TREATMENT**

- A. Exterior wrought iron bars which are visible from neighboring property or the common areas are prohibited on windows.**
- B. No reflective materials may be used to create a mirror effect from the outside. No materials such as, sheets, paper, or foil will be permitted.**

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
HOME AND LANDSCAPE IMPROVEMENT APPLICATION**

**APPLICANT FILL OUT SECTIONS 1 & 2**

**SECTION 1**

HOMEOWNER \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_ LOT# \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

TELEPHONE # DAY \_\_\_\_\_ EVENING \_\_\_\_\_

ORIGINAL APPLICATION \_\_\_\_\_ MODIFICATION TO ORIGINAL \_\_\_\_\_

DESCRIPTION OF IMPROVEMENT: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PROPOSED STARTING DATE \_\_\_\_\_ PROPOSED COMPLETION DATE \_\_\_\_\_

NOTIFY MANAGEMENT COMPANY OF ACTUAL DATE COMPLETED  
\*\*\*\*\*

**SECTION 2**

**NEIGHBOR NOTIFICATION**

THE INTENT IS TO ADVISE YOUR ADJACENT NEIGHBORS OF YOUR PROPOSED IMPROVEMENTS. THIS WOULD INCLUDE SIDE AND REAR YARD NEIGHBORS. THE ARCHITECTURAL CONTROL COMMITTEE (ACC) SHALL CONVENE TO DISCUSS PROPOSED IMPROVEMENTS. DISAGREEMENT OF A NEIGHBOR DOES NOT NECESSARILY MEAN YOUR REQUEST WILL BE DENIED. THIS SECTION MUST BE COMPLETED.

| NAME & ADDRESS | SIGNATURE | AGREE/<br>DISAGREE | DAYTIME<br>PHONE |
|----------------|-----------|--------------------|------------------|
| _____          | _____     |                    |                  |
| _____          | _____     |                    |                  |
| _____          | _____     |                    |                  |
| _____          | _____     |                    |                  |
| _____          | _____     |                    |                  |



**SECTION 3  
(ACC USE ONLY)**

**LA JOLLA COLONY ARCHITECTURAL CONTROL COMMITTEE**

- APPROVED BY SUB-ASSOCIATION
- APPROVED AS SUBMITTED
- APPROVED SUBJECT TO CONDITIONS OUTLINED BELOW
- DENIAL FOR REASON LISTED BELOW

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DATE \_\_\_\_\_ SUB ASSOCIATION ACC COMMITTEE

DATE \_\_\_\_\_ SUB ASSOCIATION ACC COMMITTEE

DATE \_\_\_\_\_ ACC MEMBER

DATE \_\_\_\_\_ ACC MEMBER

\*\*\*\*\*

**SECTION 4  
(ACC INSPECTOR USE ONLY)**

**FINAL INSPECTION**

INSPECTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

WORK "IS/IS NOT" IN COMPLIANCE WITH APPROVED PLAN

REINSPECTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

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**ARCHITECTURAL STANDARDS**

**LA JOLLA COLONY COMMUNITY ASSOCIATION**

PLEASE INCLUDE THE FOLLOWING INFORMATION, AS APPLICABLE ON YOUR PLANS :

1. LOCATION OF RESIDENCE ON LOT AND THE DIMENSIONS FROM LOT LINES.
2. COMPLETE DIMENSIONS OF PROPOSED IMPROVEMENT.
3. MEASUREMENTS OF IMPROVEMENTS IN RELATIONSHIP TO HOME AND LOT LINES.
4. DESCRIPTION OF MATERIALS AND COLOR SCHEME.
5. SHOW AFFECTED ELEVATIONS.
6. PLANT INVENTORY (TYPE, SIZE AND LOCATION).
7. PHOTOGRAPH OF FRONT AND REAR OF HOUSE.
8. DETAIL ANY AND ALL SLOPES ADJACENT TO PROPERTY.
9. READ AND INITIAL BACK SIDE OF APPLICATION FORM.
10. ATTACH TWO (2) COPIES OF DRAWINGS, ALONG WITH APPLICATION FORM AND MAIL TO:

**LA JOLLA COLONY COMMUNITY ASSOCIATION  
C/O A. MCKIBBIN & CO.  
7529 DRAPER AVE., SUITE D  
LA JOLLA, CA. 92037  
(619)551-1885**

**NOTE: PLEASE DO NOT CONTRACT TO HAVE THE WORK BEGUN PRIOR TO OBTAINING THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE. THE ACC HAS THIRTY (30) DAYS FROM THE TIME OF SUBMITTAL TO RESPOND TO YOUR REQUEST, HOWEVER, THE AVERAGE RESPONSE TIME IS TWO TO FOUR WEEKS.**

**AFTER COMPLETION OF PROPOSED PROJECT, RESIDENT MUST NOTIFY WALTERS MANAGEMENT COMPANY.**

LA JOLLA COLONY COMMUNITY ASSOCIATION  
ARCHITECTURAL CONTROL APPEAL FORM

APPLICANT COMPLETE SECTION 1 ONLY

HOMEOWNER \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_ LOT # \_\_\_\_\_

TELEPHONE # DAY \_\_\_\_\_ EVENING \_\_\_\_\_

APPLICANT'S REQUEST \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FORWARD THIS FORM TO: WALTERS MANAGEMENT COMPANY  
2251 SAN DIEGO AVENUE  
SUITE A250  
SAN DIEGO, CA. 92110

THIS MATTER WILL BE PLACED ON THE AGENDA OF THE NEXT REGULARLY SCHEDULED  
BOARD OF DIRECTORS MEETING.

\*\*\*\*\*

SECTION 2  
BOARD OF DIRECTORS USE ONLY

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF DIRECTORS REASON FOR DISAPPROVAL \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PRESIDENT'S SIGNATURE \_\_\_\_\_

MEMBER SIGNATURE \_\_\_\_\_

Recording Requested By:

When Recorded, Return To:

(Space Above for Recorder's Use Only)

=====
AGREEMENT OF INDEMNITY AND WAIVER
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This agreement is made between \_\_\_\_\_ hereinafter referred to as "Indemnitor", and La Jolla Colony Community Association, hereinafter referred to as "Association", and \_\_\_\_\_ hereinafter referred to as "Sub-Association".

WHEREAS, Indemnitor is the owner of the certain real property located in the County of San Diego, State of California, legally described as \_\_\_\_\_

\_\_\_\_\_ and commonly know as \_\_\_\_\_, which property is subject to that certain declaration of Covenants, Conditions and Restrictions (hereinafter called "DECLARATION") recorded on \_\_\_\_\_ as File/Page No. \_\_\_\_\_, in the office of the County Recorder in and for the County of San Diego, State of California,

WHEREAS, Indemnitor desires to \_\_\_\_\_

\_\_\_\_\_ said work to be referred to herein as the "Improvement", which Improvement will occur on Common Area, title to which is vested in the Association, the Sub-Association; and

WHEREAS, the approval of the Association and the Sub-Association is required in order to allow the aforesaid Improvement; and

NOW, THEREFORE, in partial consideration of the Agreement of the Association and the Sub-Association to allow the construction of the Improvement, and in the consideration of the desires of the parties hereto to enforce the Declaration for the benefit of the parties to this Agreement and any and all present or future owners, Indemnitor for itself and its heirs, executors, administrators, successors, and assigns does hereby covenant and agree with the Association, the Sub-Association, and its successors and assigns as follows:

Indemnitor hereby agrees to maintain said Improvement in good repair and in a safe and attractive condition; Indemnitor further agrees to pay for, and hereby indemnifies the Association, and the Sub-Association, its members, and each of the, against any and all liability, loss and damages, and other expenses which may be sustained or incurred as a result of the presence of said personal items on Common Area, whether to the Common Area or to any other Lot or Improvement within the \_\_\_\_\_ project, including costs to maintain and/or repair said Improvement, and that this indemnification shall be enforced by the means prescribed in the Declaration.

Indemnitor hereby indemnifies the Association, and the Sub-Association, its members, and each of them, against any and all liability, loss, costs and damages, attorneys' fees and other expenses which the said parties may sustain or incur in consequence of the execution of this Agreement.

Indemnitor hereby grants to the Association and the Sub-Association a continuing lien for any assessment it may owe in fulfillment of its obligation to maintain said personal items, along with interest thereon, late charges, collection losses, recording fees, and attorneys' fees, upon the recordation of notice of assessment, and agrees that the same shall be the personal obligation of the Indemnitor at the time of assessment.

Indemnitor agrees that upon conveyance of the premises to any third parties, all of the items specified above shall be removed.

Indemnitor agrees to pay the recordation fees for this document.

In the event any part of this Agreement shall be void under that laws of the State of California, such part shall be considered as deleted, and the remainder of this Agreement shall endure in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and the date written below.

"INDEMNITOR":

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

By: \_\_\_\_\_, Owner  
\_\_\_\_\_, Owner

"ASSOCIATION":

LA JOLLA COLONY COMMUNITY ASSOCIATION

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

By: \_\_\_\_\_, President  
\_\_\_\_\_, Secretary

"SUB-ASSOCIATION":

\_\_\_\_\_

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

By: \_\_\_\_\_, President  
\_\_\_\_\_, Secretary