

De Anza Oaks
Homeowners Association
Architectural Standards

NOTICE REGARDING
DISCRIMINATORY RESTRICTIONS
(California Government Code 12956.1)

In accordance with California Government Code 12956.1 the Association includes with this governing document the following information:

"If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

De Anza Oaks Homeowners Association

Architectural Standards

2/10

**DEANZA OAKS HOMEOWNERS ASSOCIATION
ARCHITECTURAL STANDARDS**

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Changes to Architectural Standards

1. **Fences, Retaining walls and Gates:** Retaining walls will be rebuilt from wood rather than rock in all cases. The wood is much more cost effective. Gates have been redesigned with a metal core to which hinges and latches have been welded. These gates will not sag and the wood can be replaced easily without a total rebuild.
2. **Front Doors and Screens:** Utility doors will no longer be louvered and therefore will last longer. Front doors may have a window in the upper third. Screen doors may be off white since the front doors are now light. White patio doors no longer need to be painted since the new trim color is light.
3. **House numbers:** They are now being painted a bronze color as the homes are being repainted. They also may be brass. If a homeowner wishes to have additional numbers on gates, etc., The style should be Helvetica in bronze either plastic or metal.
4. **Windows:** Almond windows are allowed along with bronze, white or aluminum.
5. **Antennas, transceivers and dishes:** Federal law now states that we may no longer control the use of these. However, the homeowner is responsible for any resulting damage to their roof.
6. **Banners:** They are allowed as long as they are in good taste.

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Exceptions to the Architectural Standards

In addition to the CC & Rs the main consideration in determining the acceptability of a homeowner's request for modification is that the architectural integrity and overall visual impact must be maintained to be in harmony with the original construction of De Anza Oaks.

Exceptions may be approved for projects that are not visible from sidewalks, or do not have a negative impact on a neighbor.

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Appeal Process

If it is the opinion of the homeowner, that the Architectural Committee has not fairly considered his/her request for modification and that the CC&Rs do not prohibit the homeowner's request, the homeowner may appeal the decision to the Association Board by calling the Association Management Company to agendaize the appeal at least one week prior to the next regular Board meeting.

DE ANZA OAKS HOMEOWNERS ASSOCIATION
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Air Conditioners

History: The units at DeAnza Oaks were built with piping in the slabs for air conditioners. There is a concrete pad located on the back patio to be used for air conditioners. Requests for air conditioners to be installed under front stairs have been denied. In addition, homeowners must have air conditioners installed by a licensed and insured contractor.

Standard: No window units are allowed. Air conditioners must be installed at the back patio area of the unit. Window air conditioners are not allowed. According to Article IV. General Noise Standards for the City of Cupertino, air conditioners cannot exceed 50dBA during the night and 60dBA during the day. Homeowners must comply with this ruling. Air conditioning units may be covered per manufacture's recommendations. Homeowner's must submit a description of how the air conditioner will be covered as well as how the unit will be piped in. Exposed plumbing and electrical is not allowed. Homeowner assumes all liability associated with the installation of the air conditioning unit.

Installation: A licensed, and insured contractor must install all air conditioning units. Homeowners are responsible for any liability associated with the installation of the unit. If the air conditioning unit is to be covered, a description must be submitted at the time of the application .

The above standard is accepted by the Board of Directors on: 7/28/98



President

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Banners / Adornments / Sports Equipment

History: To keep strict standards relating to color, structure, sports equipment and architectural adornment. It is not appropriate to allow such related items such as banners, basketball hoops, and other sports equipment, adornments to the front of gates etc. to be visible from the common area. Exceptions have been to allow portable basketball hoops to be in driveways when in use and put away out of sight when not in use. The display of the American Flag on appropriate holidays is acceptable.

Standard: It is the intent to keep strict standards relating to color, structure, sports equipment and architectural adornment. It is not appropriate to allow such related items such as banners, basketball hoops, and other sports equipment, adornments to the front of gates etc. to be visible from the common area. Exceptions have been to allow portable basketball hoops to be in driveways when in use and put away out of sight when not in use. The display of the American Flag on appropriate holidays is acceptable.

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President

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Common Area Lights

History: DeAnza Oaks currently has incandescent lights in the common area. The lights are of a coach house design. Side mounted on 6 x 6 x10' wood posts. The older lights have footings that are in direct contact with the ground, which may cause the posts to rot. Since 1995, when needed, the lights have been replaced with a fluorescent economy wall lamp side mounted to a 6 x 6 x10' post set in a rectangular concrete curb 18-24" deep. The curb is set 2" above grade. The post will age but will not rot anytime soon.

Standard: To aid in maintenance, each lamppost will be numbered. All common area lights will be 2 1/2" diameter Electrical EMT 10' in length. Each post will be set in a concrete sleeve 24" below grade, 16" in diameter and finished with a 2" curb above grade. The lamp will be a fluorescent fixture; Carriageway Post Top Lantern that is powder coated cast aluminum. A licensed and insured contractor must install all common area lights.

Installation: (See attached installation instructions).

Acceptable Brands: Carriageway Post Top Lantern by Lightway. Fluorescent fixtures only.

The above standard is accepted by the Board of Directors on: 7/28/98

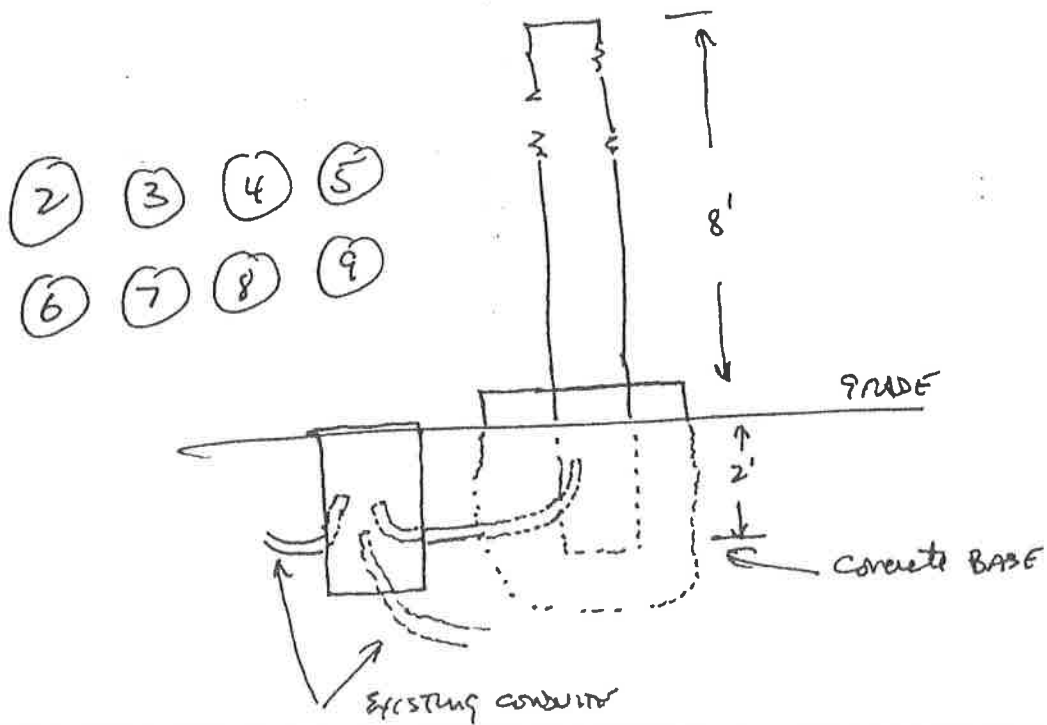
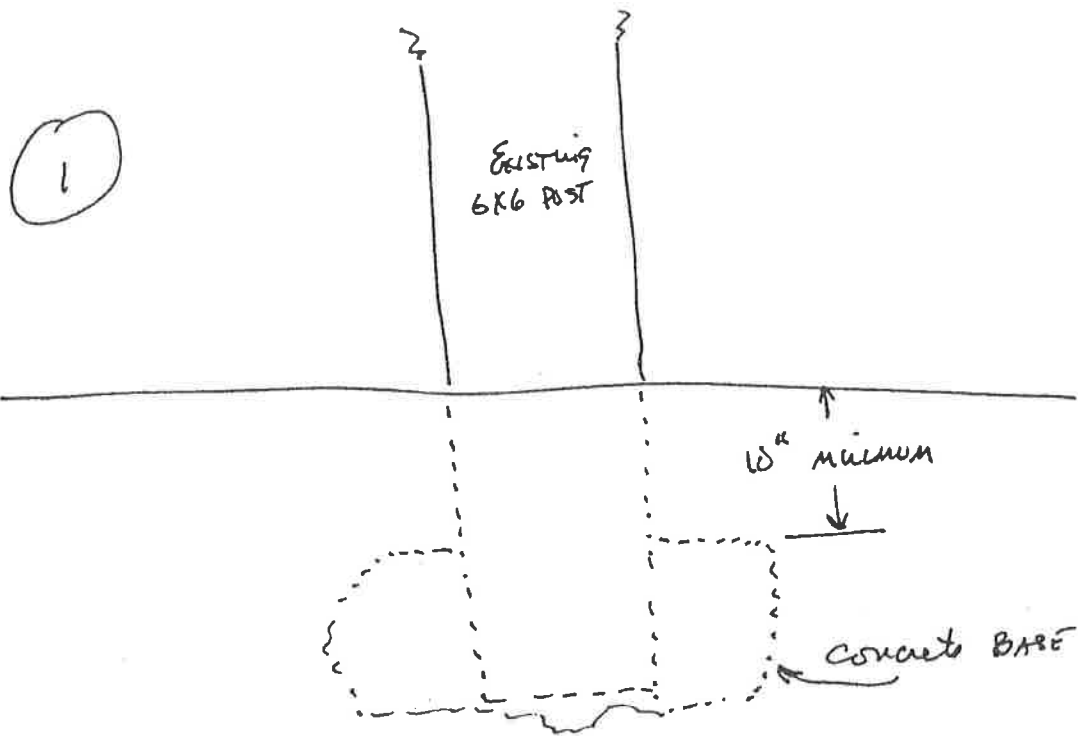
President

Edward J. Dine

De Anza Oaks Homeowners Association

Common Area Lights Installation

1. Remove old 6 x 6 post by digging up concrete base as much as possible. Any remaining post or concrete should be a minimum of 10" below grade.
2. Install new 2 ½" diameter Electrical EMT (10' length) in hand mixed concrete. "Sacrete" premixed concrete is OK. Fence post mix with a dry fill around the post shall NOT be used.
3. Posts will be set in concrete approximately 24" below grade with an approximate diameter of 16".
4. An 18" square curb will be placed around the post so the top is approximately 2" above grade. The curb concrete will be poured at the same time as the post base.
5. The top of the concrete curb will be trowled to a smooth finish.
6. A ½" Electrical PVC conduit (schedule 40) with a sweep 90° shall extend out the bottom of the pole approximately 15" below grade and pointed toward the underground splice box.
7. Set a new underground splice box ("Crissy Box") model FL8 and FL8 "Electric" lid. Both made of fiberglass. "Crissy box" is to be placed so the top is flush or slightly above grade.
8. Existing underground conduit and wiring is to be rerouted as needed to terminate in the "crissy box".
9. Install electrical PVC (schedule 40) ½" conduit to connect pole conduit (#6) to "crissy box".
10. Install 3, #12 THHN (black, white, green) from crissy box to top of pole plus 6".
11. Paint pole black (Flat).
12. Mount and wire fixture.

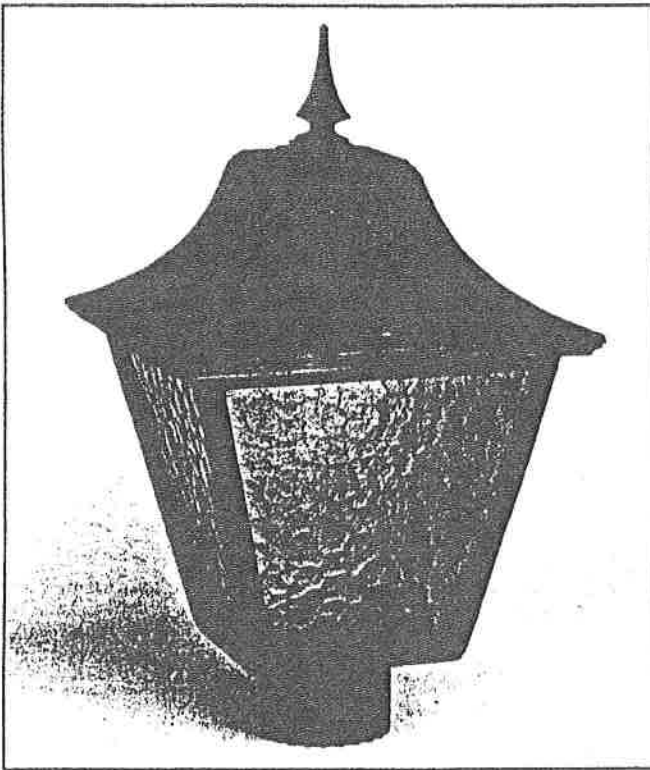


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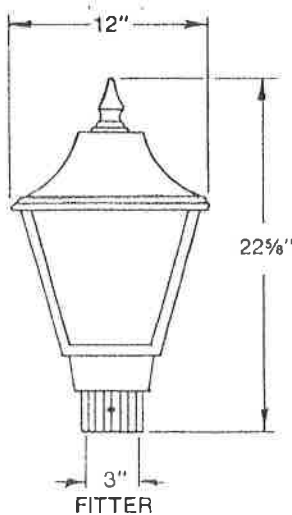
THE CARRIAGEWAY POST-TOP LANTERN



The CARRIAGEWAY POST-TOP LANTERN is a high quality, energy efficient fluorescent area lighting fixture. Its classic, traditional lines accent Colonial, Tudor, New England, Western and many other architectural styles. This unit is available in both high pressure sodium and state of the art, tri-phosphor fluorescent lamp technology.

STANDARD FEATURES

- Construction - Heavy duty die cast aluminum for maximum strength and corrosion resistance.
- Finish - Low gloss BLACK powder coated polyurethane to resist fading and scratching.
- Diffuser - High quality CLEAR, non-yellowing flemish acrylic.
- Energy Savings - Up to 80%.
- Ballast - Type I outdoor potted (PL models).
- Ballast Housing - Heavy guage aluminum for maximum heat dissipation (HPS models).
- Constructed with premium UL listed components.



OPTIONS

- Cold weather ballast.
- Custom exterior finishes.

MODEL	LAMP TYPE	INITIAL LUMENS	APPROXIMATE INCANDESCENT EQUIVALENT	AVERAGE LAMP LIFE (HOURS)
CPL13	PL13	900	75 WATT	10,000
CPL26	(2) PL13	1,800	150 WATT	10,000
CPL35	35W HPS	2,250	150 WATT	16,000
CPL50	50W HPS	4,000	200 WATT	24,000
CPL70	70W HPS	6,300	300 WATT	24,000

All LWI fixtures are manufactured using UL listed or recognized components and wired in accordance with the National Electric Code. Installed correctly, they are safe, effective, energy saving devices. Pictures and text are of a suggestive nature only. Local Building and Safety Codes should always be consulted.



LIGHTWAY INDUSTRIES

25345 AVENUE STANFORD #213, VALENCIA, CA 91355
(805) 257-0286 FAX (805) 257-0201

Handwritten signature and 'A-6' mark.

DE ANZA OAKS HOMEOWNERS ASSOCIATION

Architectural Standards

Approved by the Board of Directors July, 1998

Decks / Landscaping

History: Homeowners are permitted, at their expense, to build decks and landscape their back yards. Homeowners must have submitted an application to the Architectural Committee for approval. Decks or landscaping are not allowed to cover any easements or drainage ditches. Easements or drainage ditches must be kept clear of soil and debris at all times. Failure to abide by this rule will result in the clearing of such soil and debris at the expense of the homeowner. Homeowners are not allowed to landscape any part of the common area unless prior approval of the Landscape or Architectural Committee.

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The above standard is accepted by the Board of Directors on

7/25/98

President



DE ANZA OAKS HOMEOWNERS ASSOCIATION

Architectural Standards

Approved by the Board of Directors July, 1998

Fences/ Retaining Walls / Gates

History: In the past all wood fences have been replaced with "like design" wood fences. Back patio fences have been replaced with either 1 x 2 solid redwood slats or open vertical design, solid redwood 1x6, 1x8 vertical design or miscellaneous horizontal rails between units. Retaining walls have been redwood planks from 2x10 all the way up to 2x24. Many patio fences have been repaired or replaced in the last 3 years with like design wood fences. Common area fences that are wood have been replaced with rock walls. In 1995/96, the patio fence around the clubhouse has been replaced with a wrought iron fence. It has been suggested that the fence around the pool be replaced with a wrought iron fence. The board has suggested that any common area wood fence or stair rail be replaced with wrought iron or the stone retaining wall.

The gates in front of the units have been a huge problem in the past. The gates are extremely heavy (especially when it rains) causing the front fence/gate to sag resulting in the fence to pulling away from the wall. Recently, some gates were built from "scratch" using lighter- weight materials. On some of the new gates we are still experiencing problems with the gates not closing properly. The Architectural Committee will investigate new gate styles and material and present the information to the board. This item to be amended at a later date.

The architectural committee has rated all of the fences and gates throughout the property and will use this report when approving any fence, retaining wall or gate replacements.

Standard:

Front/ Rear Patio Fences: All front and back yard fences will be replaced using redwood. The fence will be replaced using the same design that is currently in place. The Homeowner has the option to "fill in" the slats at an additional cost. Posts will be treated wood and secured in at least 24" of concrete with a concrete curb where applicable. Every effort will be made to avoid allowing the wood from touching dirt.

Homeowners are not allowed to attach anything to the fences. i.e., plywood, planter boxes, ornaments, or nails on top of the fence used for security reasons.

The Association will replace only fences sharing lot lines with the HOA. All other fences are the responsibility of the homeowner.

Gates. The Architectural Committee will investigate a new gate style and material and will present the information to the board for further discussion. This item to be amended at a later date.

Retaining Walls: Rock retaining walls will be used throughout the common area to replace the existing wood retaining walls. This decision is based on the location of the retaining wall and the cost of replacing the wall in rock or wood. If a wood retaining wall is used it will be treated lumber and a concrete "foot" will be used to secure the posts.

The above standard is accepted by the Board of Directors on 7/25/98



President

DE ANZA OAKS HOMEOWNERS ASSOCIATION

Architectural Standards

Approved by the Board of Directors July, 1998

Front Doors / Screens / Patio Doors

History: As of October 30, 1992, a policy was adopted by the board that all front doors shall be wood, without openings. Exceptions considered for doors that do not face the street. Exceptions have included solid wood doors that have been stained not painted, and windows in the upper part of the door. Doors have always been solid wood not metal or fiberglass. In order to "upgrade" the community the Board may want to consider allowing all doors to have a window in the upper 1/3 of the door.

Screen Doors: Screens are allowed on all front doors but must be bronze and with a mesh screen. There have not been any requests for glass/screen doors.

Patio Doors: Patio doors can be wood, metal or vinyl. Homeowners are required to paint the outside the same color as the trim on the house. However, some homes now have authorized white trim around the patio doors.

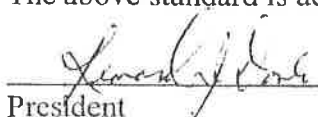
Standard:

Front Door: All front doors must be solid wood. No fiberglass or metal. No pet doors are allowed. Any future doors must be painted the color of the existing doors throughout the complex. The Architectural Committee will no longer approve stained doors. Currently, windows in the upper 1/3 of the door have been approved for doors not visible from the street.

Screen Door: Screen doors are allowed on all front doors but must be bronze in color with a kick plate on the bottom. Mesh screens must be kept in good repair. It is the responsibility of the Architectural Committee to monitor the condition of screen doors and request repairs or replacements by the Homeowners.

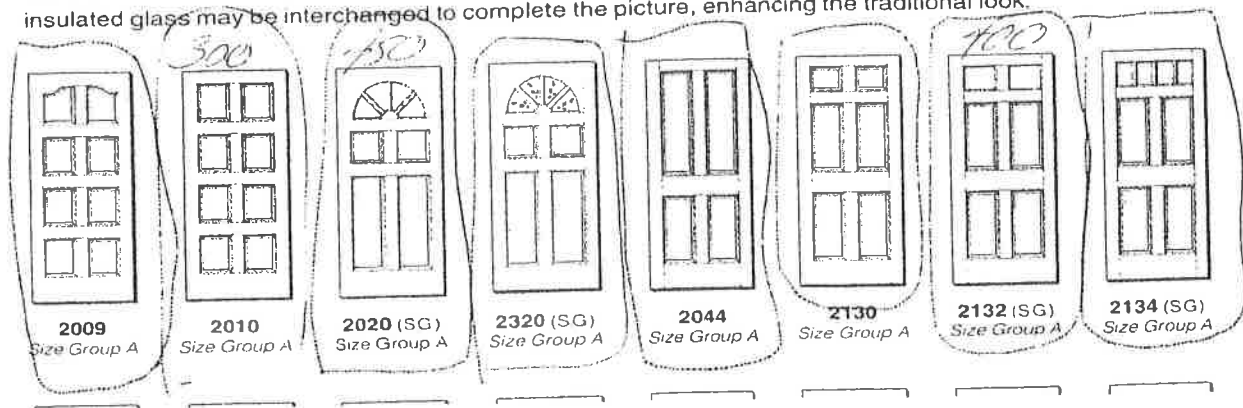
Patio Door: Patio doors can be wood, metal or vinyl. The outside trim must be painted the same color as the trim on the home. Homes that currently have white trim will be painted during the next painting cycle. If not within a normal painting cycle, the homeowner will be required to paint the trim after installation. Screens on patio doors will be kept in good repair.

The above standard is accepted by the Board of Directors on 7/25/98



President

When architecture and interiors dictate a more traditional style, these doors are the answer. Simple elegance combined with our expert craftsmanship insure that these door designs will stand the test of time. Sidelights and transoms with optional insulated glass may be interchanged to complete the picture, enhancing the traditional look.



DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Garage Doors

History: In 1992 the Board of Directors adopted the wood 4 panel no window, roll- up garage door. In 1995 the Board approved the first metal roll-up door. Since that time we have many different types of metal garage doors. They include 4 panel, 7 panel, 8 panel, and raised or flat panel. Insulated and non-insulated. All garage doors are without windows.

Standard: Garage doors can be wood or metal roll-up. Doors can be 4 panel, 8 panel raised or flat. No windows. The doors must be painted to match the outside of the house. Painting is the responsibility of the Homeowner. (See Management Company for paint color and type). Painting should be done within 2 weeks of installing the door.

Description: The metal roll-up doors are two - three layer construction, 2" thick insulated steel which eliminates the noise of the door as it rolls up and down. Textured woodgrain finish, raised panel. Steel surface is rustproof with hot-dipped galvanizing, painted inside and out with a baked-on primer on the outside. 15 year limited warranty on sections, 3 years on the hardware. It is important to have an insulated door to eliminate the noise when using the door.

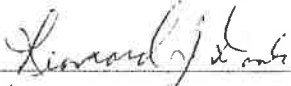
The wood roll-up door must be primed and painted on the inside and out to prevent warping. 3 year warranty on the hardware. Limited warranty on the wood surface. Non-insulated wood doors do rattle when in use.

Acceptable Brands: Clopay, Termo Classic, Termogard II, Stanley, Wayne Dalton, Stanford. The mid-range door is acceptable as long as it is insulated to control the noise factor.

Installation: Depending on the headroom in your garage you may need a low overhead installation. This may cost extra due to the location of the springs. All garage doors must be installed per city code with infrared sensors. A licensed and insured garage door installer must install garage doors. All prices should include hauling away the old door and debris. If you have a door opener that is up to code they will also install the garage door opener. Door prices at this time appear to be approximately \$800.00 and up. Companies familiar with DeAnza Oaks are:

Cal's Garage Doors	408-379-5001
Bay Cities Automatic Gate	650-286-9104
R & S Erection	408-287-8880
Home Depot	408-866-1900

The above standard is accepted by the Board of Directors on: 7/28/95


President

Clopay®

PRO•SERIES®

PREMIUM SERIES

4300/4301

2" Thick Insulated
Steel Garage Doors

Clopay's Premium Series offers discerning homeowners an elegant yet affordable combination of form and function. The Premium Series' 3-layer construction provides exceptional strength, dent resistance, insulation value and security, as well as uncommonly quiet operation and beautiful appearance both inside and outside.

For a door that is uniquely yours, no other manufacturer offers more styles, more colors or more window options than Clopay.

MODEL 4300/4301 COMBIN ENGINEERING FOR EXCEPTIC

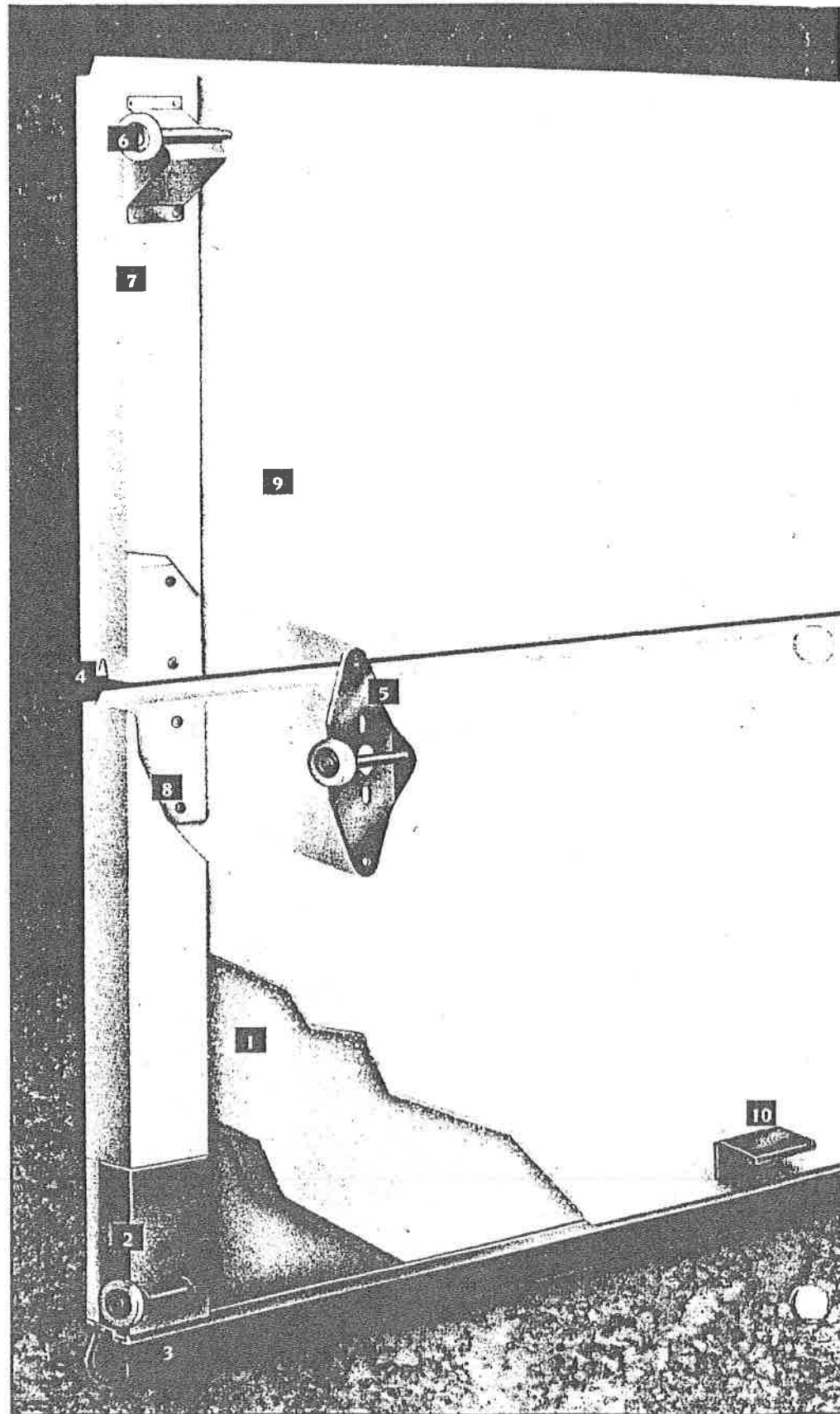
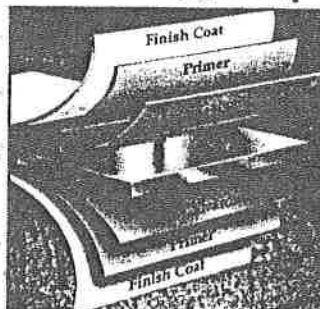


Illustration is for component location purposes only. Actual product has pilot holes on end stiles

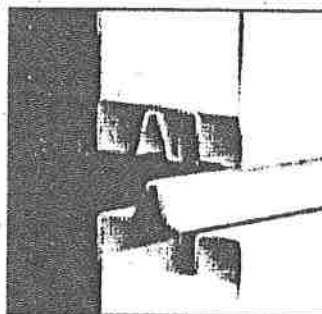
3-LAYER CONSTRUCTION WITH HI-TECH AL DURABILITY, APPEARANCE AND SAFETY.

UNIQUE FEATURES

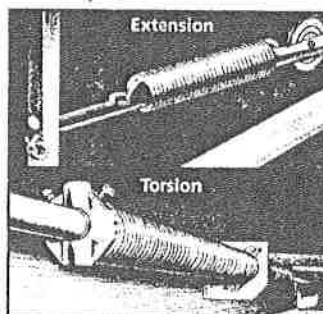
- 1** 2" thick expanded polystyrene insulation bonded to exterior and interior steel skins helps make these doors extremely strong while providing an R-Value of 9.1 for energy efficiency and comfort.
- 2** Patented Safe-T-Bracket™ cannot, under normal circumstances, be removed while door is under tension.
- 3** Aluminum bottom weatherseal retainer is the highest-quality rust-proof design. The U-shaped bottom weatherseal helps conform to irregular floors to effectively seal out the elements.
- 4** Weather-tight tongue and groove joint helps seal out wind, rain and snow.
- 5** Steel hinges are durable and secure.
- 6** Extended life-cycle nylon rollers provide durability and quiet operation.
- 7** White finish painted steel end stiles give hinges and rollers extra support while providing a clean interior appearance.
- 8** Heavy-duty steel back-up plates are laminated under the inside steel skin to support each hinge.
- 9** Flush steel stucco interior skin, finish painted white, is both attractive and easy to clean.
- 10** Heavy-duty steel step plates, inside and outside, make door easy and safe to close.



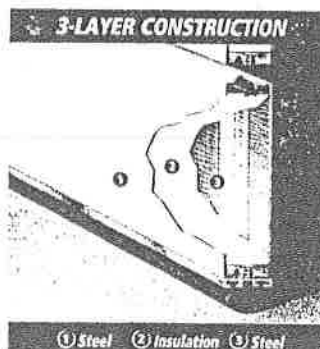
Unsurpassed Rustproofing System. Steel skins are rust-proofed through G-60 hot-dipped galvanizing then finished with a baked-on primer and polyester top coat in white, brown, almond and sandstone. Doors may also be painted to match the home's exterior.



Enhanced Energy Efficiency. Silicone-filled thermal break separates the outside from the inside skin, improving energy efficiency and comfort.



Safer, Easier Spring Systems. Clopay's Torsion Spring System and patented EZ-Set Extension Spring System™ are the best in the industry. They're quality-engineered to provide safety, durability, and smooth-gliding counter-balance for even the heaviest doors.



3-Layer Construction. 2" polystyrene insulation (9.1 R-Value) is pressure bonded between two sheets of steel, providing exceptional strength, durability, insulation and quiet operation.



WARRANTY



INSULATION



SECURITY

412

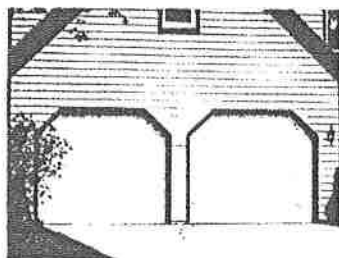
Clopay®

PRO-SERIES®

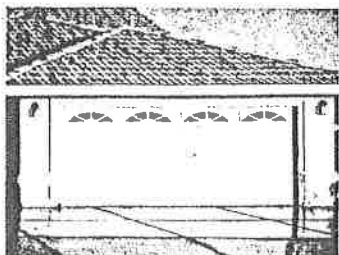
VALUE PLUS SERIES

2-Layer Construction: Steel + Insulation

1000/1001/1100 $\frac{7}{8}$ " THICK INSULATED STEEL GARAGE DOORS

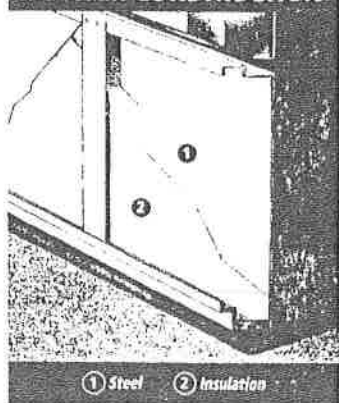


MODEL 1001 FLUSH DESIGN

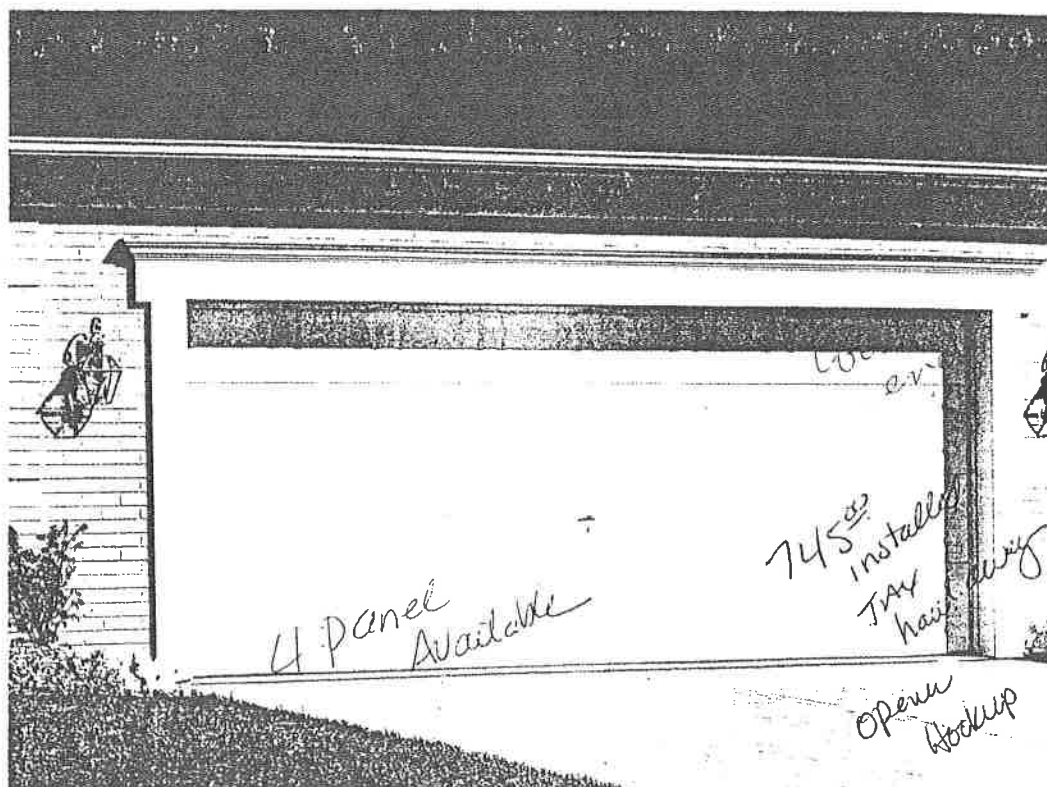


MODEL 1100 EXTENDED ELEGANT RAISED PANEL WITH WINDOW OPTION SUNSET 601

2-LAYER CONSTRUCTION



① Steel ② Insulation



MODEL 1000 TRADITIONAL RAISED PANEL DESIGN

- **Two-layer construction**—heavy-duty 25 gauge steel skin bonded to $\frac{7}{8}$ " thick polystyrene insulation provides comfort, energy efficiency and quiet operation; total door thickness is 2"
- **Beautiful finish and designs**—textured, woodgrain finish combines the durability of steel with the beauty of wood; the 1000 features a traditional raised panel design, the 1001 offers a flush design and the 1100 offers an extended raised panel design
- **Outstanding warranties**—15-year limited warranty on sections, 3 years on hardware
- **Maintenance-free durability**—steel surface is rust-proofed with hot-dipped galvanizing, pre-painted inside and out with a baked-on primer

and finished with a baked-on polyester top coat in either white, brown, sandtone or almond; the finished painted surface may also be painted to match your house trim

- **Windows options**—choose from single pane, obscure or plexiglass; interior screws hold window in place and allow for easy glass replacement
- **Decorative design options**—available in leaded-look windows or snap-in decorative designs (snap-in designs not available on 1100)
- **Clopay Pro-Series dealer**—trained to provide professional assistance in your garage door selection, installation and follow-up service

WHITE

ALMOND

SANDTONE

BROWN

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

House Numbers


History: Presently De Anza Oaks have house numbers attached to the surface of the house above the garage door. We currently have a font style that is no longer available resulting in some homes having a combination of styles or missing numbers. The color of the numbers is gray or black and very difficult to see at night. In the past De Anza Oaks had the house numbers painted on the curbs. This was most helpful in an emergency response situation. The numbers on the curbs has since worn off and the problem of identifying the houses continues to be difficult.

Recommendation: It is the desire of the Architectural Committee to investigate a new font style and material to be used for any future replacement. Consideration should be given to include the cost and replacement of new house numbers during any future painting cycles. The committee also feels it is necessary to paint the house numbers on the curbs using black numbers on top of a reflective paint.

Standard: Need to Set Standard

The above standard is accepted by the Board of Directors on

7/25/98


President

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Painting

History: De Anza Oaks has always been on a 7 year painting schedule. Each seven years new colors have been selected for the exterior of the homes. It has always been the intent of the Architectural Committee to choose colors that were in harmony with our location. De Anza Oaks is an aging community and the community will need to pay special attention to siding that needs to be replaced before we start a new painting cycle.

In the past painting cycle, the painting committee chose the Dunn Edward brand of paint for the following reasons:

1. Quality of paint – Dunn Edwards paint does not have clay or chalk in it.
2. Colors – The colors were “off the shelf” colors therefore the colors would be consistent and readily available to the homeowners and contractors.
3. Credit – Contractors must pass a stringent credit check before they are given credit at Dunn Edwards, resulting in a more financially stable contractor.

Problems with the last painting cycle even though a detailed spec was given to all contractors bidding on the job:

1. Contractors did not use Dunn Edwards paint. Kelly Moore was used. The color was approximate and the quality of paint was inferior.
2. Contractors watered down the paint (Kelly Moore). The industry standard should be 1 gallon to 5 gallons maximum.

Note: There is a new paint called Ply-Bond for damaged T1-11 Plywood Siding. It is recommended that De Anza Oaks have a contractor paint this on one of our worst sidings and monitor the results before the next painting cycle begins.

Standard: Contractors will bid according to the specifications outlined for the bid. No exceptions. Contractors will not water down the paint more than 1 gallon to 5 gallons of paint. Dry mil paint thickness must be at least 3 mils. Paint will be sprayed on with a 50% overlap on the spray pattern and back rolled on the second coat. Painters will inspect the area for siding repair or replacement prior to painting. Painters will notify the appropriate person in charge for a decision on the siding. Contractors will take the necessary steps to cover windows or remove the paint in the event of oversprays. Only licensed and insured contractors will be considered to bid on the project. For touchup purposes, contractors will leave 5 gallons of each color of paint on the premises when the job is complete. Anyone using the paint will replace the paint when they have completed their project. Additional information on the painting process and recommendations is included in this section. The Architectural Committee proposes that we use this information as a standard for any future painting cycles.

The above is accepted by the Board of Directors on

 7/28/98


President

Corum License, Insurance and Bonding Information

Contractor's

License #: B. C33 725184
State License Board
Complaints: None

Liability

Insurance: Krieger Insurance Services
Policy #: F 0253G414110
\$1,000,000 Coverage
\$1,000,000 Excess Coverage
Claims: None

Workers'

Compensation: State Fund Compensation Insurance
Policy #: 1406310-94
Claims: None

Bonding:

Contractors' Surety Company
Bond #: 811580
\$7,500 Coverage
Claims: None

Contractor Requirements & Obligations

1. Contractor must have and provide proof of a current California Contractors License in good standing.
2. Contractor must have and provide proof of a minimum of \$1,000,000 in Liability Insurance.
3. Contractor must have and provide proof of Workers' Compensation Insurance.
4. Contractor must have and provide proof of five years repainting experience on a minimum of 10 major condominium associations.
5. As part of the bid/contract, and once work has begun, contractor may not
 - sub-contract the painting
 - hire day, inexperienced or untrained labor
 - have more than five (5) residential units in the process of being painted at any one time; each unit must be fully completed within three working days
 - substitute any materials without written approval from the Board
 - pull off the job for any reason without written approval from the Board
 - have less than 80% of the stated number of workers on-site at all times
 - submit change orders unless major changes are made in writing by the Board to the original scope of work.
6. Failure to comply with any one of the above conditions will be grounds for immediate termination of the contract. If terminated, contractor is entitled to be paid for all fully completed units, minus 10% of the contract amount as liquidated damages.
7. Contractor to state in the bid and contract the number of days required to complete the project. A \$200 per day penalty will be assessed for each working day beyond the stated number of days.
8. As part of the proposal and contract, contractor will supply a list of material costs and an estimate of the amount of material to be used for the entire project, based on a 150-200 square foot coverage per gallon. This estimated amount of material will be stated in the proposal and contract. Contractor will save all used cans and buckets so they can be counted by the Board. A refund equal to 150% of the cost of any unused materials below the estimated amount of material will be made to the Homeowner Association.
9. Contractor will have available only experienced door painters to paint doors on all Saturdays for those homeowners who cannot be home during the week. Doors will be painted between the hours of 8 AM and 1 PM.

Contractor Requirements & Obligations

10. Any substantiated complaints regarding the workers behavior, actions or attitudes will result in a \$100 fine against the contractor per complaint.
11. Any paint drops, splatter, overspray, missed areas or other touch-ups, larger than a quarter, found on the final walk thru/inspection will result in a \$25 fine against the contractor per touch-up.
12. All workers must be full time employees of the company. All workers will wear company shirts and white painter pants and hats at all times.
13. A minimum of twelve (12) painters and a foreman will be on the job at all times.
14. No smoking, drinking, stereos, headsets or inappropriate language or behavior will be allowed.
15. All equipment, with the exception of ladders, is to be stored in a contractor supplied container or trailer; ladders to be stacked on the ground and chained. All paper, tape, rags, shields, buckets, etc. to be cleaned up at the end of each work day.
16. Contractor is responsible for the posting of initial "Notice" to homeowners indicating
 - scope of work to be performed on their home
 - number of days residents can expect to be disturbed
 - what is expected of the homeowner (move plants, toys, close windows, etc.)
 - contractors telephone number
 - hours and days contractor can be reached
17. Contractor is responsible for the posting of a "2 Day Notice" to each homeowner indicating
 - the homeowners unit will be power washed two days after this posting and painted the following two days. Homeowners to be reminded in this notice of their need to close windows, move cars, personal belongings, etc.
18. Contractor is responsible, when necessary, for the posting of any "Delay Notice" to affected homeowners indicating
 - the homeowners unit will not be painted as indicated by the "2 Day Notice" and which day work on their unit will commence.

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Contractor Requirements & Obligations

19. Contractor is responsible for the delivering of a "Touch-up Request Form" to each homeowner indicating
 - homeowners name, address, phone numbers and a detailed description of the surfaces needing additional work
 - a deadline for submitting the request form
 - a location to deliver the request form
20. The HOA is to be left with no less than one (1) five (5) gallon bucket of unopened paint for the stucco and siding colors and one (1) unopened gallon can for each of the door and metal colors.

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Repainting Specifications

A. PROJECT

Tranquil Oaks HOA is comprised of 130 attached and detached residential units. The project is located off Tranquil Drive in Hopehaven.

B. SCOPE OF WORK

The work to be done consists of furnishing all paint, labor, tools, equipment, scaffolding and all other necessary equipment and supplies to perform a complete and thorough job of repainting of exterior surfaces set forth below for the above named project. Each item, or an area, in these specifications is described by the most commonly used name and the contractor shall inform himself of the areas that are to be painted.

C. GENERAL SPECIFICATIONS

The contractor shall at all times take necessary steps to protect the public and all property from damage during operations, and shall be responsible for any and all kinds of damage to the work or property caused by the contractor's employees.

Bids will include a list of all manufacturers and products proposed for use on this project. All products to be first quality, and comply with applicable health, safety, and environmental regulations.

Contractor shall match all existing color schemes and submit them for approval prior to commencement of work.

D. STORAGE

The contractor's operations for the preparation of paints and storage of materials shall be limited to a designated area, and such space shall be kept clean and orderly at all times. The contractor shall employ all safety measures during operations for the prevention of fire.

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Repainting Specifications

E. CLEANUP AND SAFETY

During the progress of the work, safety shall be of the utmost importance at all times, and the contractor shall safeguard persons during the progress of the work by providing barricades and appropriate lights to warn of obstruction. Upon completion of the work, and before acceptance and final payment shall be made, the contractor shall clear the entire project and all grounds occupied by him in connection with his work; i.e. rubbish, excess material, and any other debris caused by his operations.

F. MATERIALS

All materials herein specified shall be Dunn-Edwards or Kelly-Moore Paint Co. products listed by name and number, unless otherwise noted.

G. WORKMANSHIP

All work shall be done by experienced, skilled craftsmen. Surface preparation shall be in accordance with standards of the Painting and Decorating Contractors of America. All finishes shall be applied evenly and be free from runs, sags, skips, crawls or other defects.

Paints shall be applied in accordance with the manufacturer's printed directions. Painting shall not be done when the temperatures become extreme. Precautions should be taken when temperature exceeds 100 degrees F, or when the temperature falls below 50 degrees F. The new and old coatings must be compatible. The determination of compatibility may be accomplished through examination of the owner's records, laboratory analysis, or by field testing.

A variety of cleaning and removal systems are available for the Painting Contractor to employ. The use of any one, or a combination of more than one, is dependent upon the condition of the existing coatings, the material applied, and the substrate involved. Because of varying substrates, the selection of tools must be left to the Painting Contractor, with consultation with the specification service and the owner's agent.

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Repainting Specifications

H. GENERAL PREPARATION

1. Contractor to arrange with HOA and their landscaper, the trimming back of all bushes and branches at least 6 inches away from surfaces to be painted.
2. Contractor to arrange with HOA and their landscaper, the shut off of necessary sprinklers the day prior to the application of paint.
3. Apply 50% bleach and water solution to all mildew and algae growth.
4. Allow to stand for at least 30 minutes.
5. Thoroughly power wash all surfaces to be painted.
6. Detach and wrap all removable light fixtures and plaques.
7. Remove, where possible, address number and repaint contrasting color, then reinstall.
8. Mask all concrete, wood decks, window frames and any other surfaces or items that are not to be painted.
9. Cover and protect all plants, trees and resident belongings from overspray and paint drops.

I. CAULKING

1. Use razor blade to cut out any failed caulking.
2. Caulk all stucco-to-wood and wood-to-wood joints, except under eaves, using DAP's Clear Elastomeric Caulk.
3. Caulking bead is to be a minimum 1/8 inch deep and 1/4 inch wide.
4. Caulking may not be used for stucco repairs.

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Repainting Specifications

J. STUCCO AND CONCRETE SURFACES - As An Option

1. Remove all dirt, chalk, and all surface contaminants which will interfere with adhesion of subsequent coats, without damaging the substrates or adjacent areas.
2. Power wash all areas to be painted, and use a mild detergent solution such as MI-T-M's surface prep if required. Then rinse with clear clean water until all residue has been removed from all surfaces. Moisture content must not exceed 17% prior to painting.
3. After power washing the surfaces, the areas must be carefully examined for cracking, blistering, peeling or flaking of existing paint. All loose, unsound, or non-adhering paint must be removed.
4. Where rust stains are present the source must be identified and corrected; i.e. nail heads, flashing, handrails, etc. Surfaces should then be cleaned and spot primed with the appropriate primer or sealer as stated in the Finish Schedule.
5. Patch all stucco cracks using stucco patch blended with the stucco paint and brought to working consistency with water. Apply stucco patch mixture to cracks in circular motion using a three (3) inch paint brush.
6. Finished patch must not be distinguishable from surrounding texture.
7. Patching of large missing chunks and voids to be done with sponge trowel. Again, finished stucco repair must not be distinguishable from surrounding texture. Caulking may not be used for stucco crack repairs.
8. When using an airless, use a minimum .015 spray tip and use a 50% overlap on the spray pattern.
9. Apply Dunn-Edwards Acri-Flat (W704) or Kelly-Moore Paints #1240 paint at the rate of **150-200 square feet per gallon** to all chimney, foundation and unit walls.
10. Do not thin paint. Dry mil paint thickness must be at least 3 mils.

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Repainting Specifications

K. WOOD PREPARATION & PAINTING

1. Remove all dirt, chalk, and all surface contaminants which will interfere with adhesion of subsequent coats, without damaging the substrates or adjacent areas.
2. Replace all dry rotted wood, trim and siding on a time and material basis.
3. Power wash all areas to be painted and use a mild detergent solution such as MI-T-M's surface prep if required; then rinse with clear clean water until all residue has been removed from all surfaces. Do not use an "O" blasting tip for cleaning any wood substrates. Allow the surfaces to thoroughly dry before proceeding with preparation or painting.
4. After washing the surfaces, the areas must be carefully examined for cracking, blistering, peeling or flaking of existing paint. All loose, unsound, or non-adhering paint must be removed.
5. Where rust stains are present the source must be identified and corrected; i.e. nail heads, flashing, handrails, etc. Surfaces should then be cleaned and spot primed with the appropriate primer or sealer as stated in the Finish Schedule.
6. Patch all holes and other surface defects with the appropriate material.
7. Moisture content for exterior wood must not exceed 12%.
8. Apply two coats of acrylic paint to all new or bare wood surfaces.
9. Apply two back-rolled primer coats of Ply-Bond Primer to all T1-11 siding.
10. Apply Dunn-Edwards Acri-Flat (W704) or Kelly-Moore Paints #1240 paint at the rate of 150-200 square feet per gallon to the following wood surfaces:

chimney siding and trim
decorative trim
eaves
fascias
front doors & jambs

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Repainting Specifications

garage door jambs
lap siding
shutters
sub-fascias
support posts
T1-11 siding
utility doors & jambs
vent trim
vertical trim
window trim

12. Do not thin paint. Dry mil paint thickness must be at least 3 mils.
13. All wood surfaces that are sprayed will be back-rolled, except under eaves and under balconies.
14. When using an airless, use a minimum .015 spray tip and use a 50% overlap on the spray pattern.

L. METAL PREPARATION & PAINTING

1. Remove all loose and peeling paint, dirt, chalk, and all surface contaminants which will interfere with adhesion of subsequent coats, without damaging the substrates of adjacent areas.
2. Wire brush all loose and peeling paint and dust all surfaces before spot priming or applying finish coats.
3. Power wash all areas to be painted, and use a mild detergent solution such as MI-T-M's surface prep if required. Then rinse with clear clean water until all residue has been removed from all surfaces. Allow the surfaces to thoroughly dry before proceeding with preparation or painting.
4. After washing the surfaces, the areas must be carefully examined for cracking, blistering, peeling or flaking of existing paint. All loose, unsound, or non-adhering paint must be removed.

1/11

Repainting Specifications

5. Power sand, or hand sand, all areas of loose unsound or non-adhering paint. All thick edges of the remaining paint shall be feather edged, filled as necessary, and then dusted.
6. Rust, scale, and corrosion should be removed either by power sanding or hand sanding and spot primed with the appropriate primer or finish coat.
7. Apply a full red oxide prime to all **wrought iron, rusting nail heads and staple surfaces** prior to top coating.
8. Do not thin paint.
9. Apply Dunn-Edwards Acri-Flat (W704) or Kelly-Moore Paints #1240 paint to the following galvanized metal surfaces:
 - chimney caps**
 - gutters and downspouts**
 - utility box covers**
 - wall vents.**
10. Do not thin paint.

M. ADDITIONAL SURFACES

1. Prepare and paint all red curbs and markings.

HR

Required Submittals

IT IS REQUIRED THAT THE CONTRACTOR SUBMIT THE FOLLOWING INFORMATION IN HIS BID PACKET:

1. Contractor to submit a "Contractor's Declaration".
2. Contractor to submit a signed copy of "Compliance Agreement".
3. Contractor to submit a list of ten (10) references.
4. Contractor to submit a copy of Certificate of Liability Insurance in the amount of \$1,000,000.
5. Contractor to submit sample homeowner notices.
6. Contractor to submit the number of working days to complete this project.
7. Contractor to submit the number of gallons of paint to complete this project.
8. Contractor to submit contractors cost on materials to be used on this project.
9. Contractor is to submit bid no later than _____ and will submit bid directly to:

Bob Cordial
Cordial Association Management
5522 Splendid Valley Blvd., Suite 308
Hopehaven, CA 94568
800-555-1212

4/1/02

Contractors Declaration

I hereby affirm that I am a licensed contractor under provisions of Chapter 9 (Commencing with Section 7000) of Division 3 of Business and Professional Code of the State of California and that my license is in full effect.

License Class: _____ License #: _____ Expiration Date: _____

CONTRACTOR'S LICENSE BOND DECLARATION

I hereby affirm that I have a valid State of California Contractor's Bond under Sections 7071.5 - 7071.11 of the Business and Professional Code in the amount of \$7,500.00.

Bond #: _____ Expiration Date: _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have Workers' Compensation Insurance.

Insurance Company: _____ Phone #: _____

Policy #: _____ Expiration Date: _____

GENERAL LIABILITY INSURANCE

I hereby affirm that I have a General Liability Insurance including: broad form property damage, products and completed operation, comprehensive and independent contractor's coverage, combined bodily and property. (\$1,000,000.00 minimum)

Insurance Company: _____ Phone #: _____

Policy #: _____ Expiration Date: _____

Does your company comply with California State Law SB198: YES _____ NO _____

Authorized Signature

Name Printed

Date

CERTIFICATE OF INSURANCE NAMING ASSOCIATION AS ADDITIONAL INSURED, SHALL BE
MAILED DIRECTLY TO THE ASSOCIATION (GENERAL LIABILITY AND WORKER'S COMPENSATION)

Contractor's Name

Date

Address

City

State Zip

Handwritten initials or signature.

Compliance Agreement

All work so specified by the Homeowners Association, the Property Management Company, or the property owner, will be bid and executed in total compliance with the specifications.

Jobs will be monitored and contractor found in non-compliance will be terminated.

Contractor agrees to comply:

Signature

Project Name

Name Printed

Date

1/1/11

Bidding Information

Bid Amount \$ _____

Option 1: \$ _____

Option 2: \$ _____

Option 3: \$ _____

Number of gallons to be applied on entire project _____

Manufacturer _____ Product name/ no. _____ Gallon cost \$ _____

Manufacturer _____ Product name/ no. _____ Gallon cost \$ _____

Manufacturer _____ Product name/ no. _____ Gallon cost \$ _____

Manufacturer _____ Product name/ no. _____ Gallon cost \$ _____

Manufacturer _____ Product name/ no. _____ Gallon cost \$ _____

Manufacturer _____ Product name/ no. _____ Gallon cost \$ _____

Estimate date you can start project _____

Number of working days to complete entire project _____

Company Name

Authorized Signature

Date

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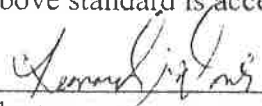
DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors June, 1998

Patio Covers

History: Patio covers of wood are allowed. No reed, plastic or other solid covering may be placed upon the patio cover, either temporarily or permanently. Patios are not to be enclosed. Homeowners should submit a diagram showing the dimensions and proposed material.

Standard: Patio covers must be of redwood comprising of 4 x 4 posts anchored below deck in concrete. 2 x 12 Headers and 1 x 2 slats for the wood awning. No reed, plastic or other solid covering may be placed upon the patio cover, either temporarily or permanently. Patios are not to be enclosed. Homeowners should submit a diagram showing the dimensions and proposed material. It is recommended that patio covers be installed by a licensed contractor.

The above standard is accepted by the Board of Directors on 1/28/98



President

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Road Sealing / Curbs / Striping / Numbers

History: The last time the roads were sealed at De Anza Oaks was in September of 1995. At that time, the roads were sealed with a thick oil not a slurry seal. Slurry seal is the process of mixing sand and oil and applying it to the road surface. There was no special attention paid to the cracks in the roads at that time. It is recommended that before any future road sealing the roads be evaluated for repairs. Painting of the guest parking spaces, speed bumps and red fire lane curbs are generally included in the bid process and applied shortly after the roads have been sealed. The roads should be allowed to "cure" for a couple of weeks before the striping is done as the oil will bleed through the new paint resulting in a faded paint job and not lasting very long. It has been the policy at De Anza Oaks to seal the streets every four (4) years.

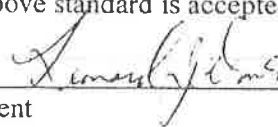
In the past De Anza Oaks has had house numbers on the curbs outside each unit. The numbers have since faded and we have had instances at De Anza Oaks where emergency vehicles cannot find the correct unit, as the house numbers over the garages are difficult to see.

Standard: De Anza Oaks will seal the streets every 4 years using a light slurry coat. The streets will be evaluated on an annual basis and repairs will be made on an as needed basis. Painting of the guest parking spots, speed bumps, stop signs, and red fire lane curbs will be done two weeks after the slurry seal has been completed. The paint shall be the standard quality used for this purpose. House numbers will be painted on the curbs outside each unit. The paint will be a reflective background with black numbers.

Installation: The management company will put this task out to bid and come to the Board with three bids. A licensed, insured contractor must do all work. Homeowners will be required to not drive on the streets for 24 hours therefore coordination of this event must be monitored closely. The streets of De Anza Oaks will be done over a 2-day period in order not to disrupt all homeowners at the same time. In the past, management has allowed cars to be parked in guest parking spaces and along Stevens Creek. Cars must not park along side the cordon areas as access for emergency vehicles must always be available.

The above standard is accepted by the Board of Directors on

7/28/98


President

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

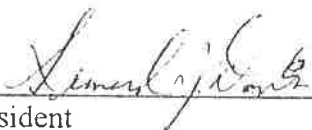
Satellite Dishes

History: De Anza Oaks has a community TV antenna located on the hill above the clubhouse. Until 1997 satellite dishes were not used or approved at De Anza Oaks. Since 1997 there has been increased interest from Homeowners to install individual satellite dishes. It is now State and Federally mandated that Homeowners Associations cannot ban the installation of satellite dishes or the placement of these dishes for best reception.

Standard: It is the desire of the Architectural Committee to assist the Homeowner in picking a suitable location for the satellite dish. i.e., A satellite dish cannot be placed on a 10' pole when there is a more suitable location. It is recommended that the size of the dish be 18 inches or less, installed according to manufacturer's recommended installation guides. Caution should be taken to ensure that the placement of the dish would not cause harm to anyone in the event of an earthquakes or high wind.

Homeowners must have Architectural Committee approval to install a satellite dish. It is recommended that an experienced installer perform the installation.

The above standard is accepted by the Board of Directors on 7/25/98


President

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Skylights

History: As adopted October 30, 1992, skylights shall be opaque, white, and sized to fit between roof studs. No more than two per roof surface shall be allowed. Four (4) shall be the maximum for any unit. Skylights can be permanent, manually opened, or motor operated.


Standard: Skylights shall be opaque, white, and sized to fit between roof studs. No more than two per roof surface shall be allowed on one surface. Four (4) shall be the maximum for any unit. Skylights can be permanent, manually opened, or motor operated. Skylight trim is to blend with the color of the roof. Sun Tunnels may be installed as long as the clear dome cannot be seen from the street or common areas. An authorized dealer must install all skylights and sun tunnels. The homeowner will be responsible for any roof leaks occurring in this area as a result of the installation.

Description: Domes are made of opaque acrylic. Frames are to be bronze metal or wood painted to match the color of the roof. Skylight is currently domed not flat.

Acceptable Brands: Velux, Milgard, Marvin, Tru-frame, Roto, O'Keefe, Sunoptics, Sun Tunnel

Installation: An insured authorized dealer for the above name brands must install skylights and sun tunnels. Contractors must haul all debris associated with the installation.

The above standard is accepted by the Board of Directors on: 7/28/98


President

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Spark Arresters / Gutters

History: Spark arresters must be installed on every chimney, no exceptions. Spark arresters can be the wire type that fits over the chimney opening or one of the more complex designs. Homeowners are responsible to have the spark arrester installed on their chimney. Homeowners are also responsible for keeping tree branches away from the roof and chimney. The Management Company will send out notices to homeowners who do not comply with this requirement.

The association on an annual basis will clean gutters. If a homeowner notices the gutters running over when it rains or water entering the inside of their unit, they must call the management company immediately.

Standard: Homeowners are responsible for making sure they have spark arresters installed on their chimney. Homeowners must keep tree branches trimmed back from the roof and chimney at all times.

The association on an annual basis will clean gutters. If a homeowner notices the gutters running over when it rains or water entering the inside of their unit, they must call the management company immediately.

The above standard is accepted by the Board of Directors on _____

7/25/98


President

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors July, 1998

Telephone Lines

History: On October 21, 1996 the Board approved the following guideline: *In considering the addition of any telephone line to a unit, all exterior wires must be obscured in vertical trim and painted to match surfaces.*

Standard: In considering the addition of any telephone line to a unit, all exterior wires must be obscured in vertical trim and painted to match surfaces. Telephone or cable wires are not to be visible on any roof surfaces.

The above standard is accepted by the Board of Directors on: 7/25/98


President

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors December 2003

Windows

Standard: Homeowners are responsible for the cost of replacing the windows in their units. Any window that can be seen from a common area (front or back), including ground floor windows behind fences must conform to the Architectural Standards. The approved colors for the exterior frame are white, desert sand, almond, aluminum and black/bronze. These frames may be made of vinyl, metal or wood. Window frames may be painted any color on the interior. The wood exterior trim around the window frame must be painted the exterior trim color of the unit. Window panes, whether single or double, must be of clear glass not opaque or colored. It is recommended that homeowners consider the double pane windows. All windows are to be horizontal sliders (opening by sliding side to side not up and down) with an outside frame width no larger than two (2") inches. No grids, vertical sliders or swing-out windows are permitted (see examples following). Windows can be of new installation or z-bar retrofit. Garden windows and additional other windows will be evaluated on an individual basis. The homeowner is responsible for painting the wood trim around the window unless the unit is scheduled for re-painting within three (3) months of the final installation. The homeowner assumes liability for any leaks as a result of this installation. A licensed and insured contractor must perform all installations.

The Architectural Committee has researched safety and fire regulations and these CC&R standards meet all requirements except the minimum 20" limit on openings. Any homeowner who has a window or windows with narrower openings than 20" may request exemption for safety reasons. This request must be submitted to the Architectural Committee.

The above requirements also apply to patio doors.

In addition, all homeowners should be aware that in accordance with the CC&R's, windows or doors that are installed but do not meet the requirements above, can be ordered removed and replaced at the homeowner's expense. While some units currently have windows which do not meet the current architectural standards, that in no way implies future approval or acceptance of any installation that does not meet the standards as stated above.

DE ANZA OAKS HOMEOWNERS ASSOCIATION
Architectural Standards
Approved by the Board of Directors
Dated – August 27, 2013

Room Addition To A DAO Townhouse

History: Two De Anza Oaks (DAO) house models were built with an optional Bonus Room, the 200 and 400. When the Bonus Room was added, always over the garage, the model numbers was changed to 210, and 410, respectively. A few 200 and 400 models had the Bonus Room added as an add-on after the houses were completed. The DAO Board approved the requests for these room additions. Stipulations for these modifications included that the final house must look like the Bonus Room had been a part of the original construction. It must also fit within the original house's footprint.

General: Acceptance of an application and consent to build a Bonus Room does not convey, or imply, the DAO Board's approval of the civil engineering design or acceptance by the City of Cupertino. The approval to proceed with the addition of a Bonus Room is inclined to be favorably, since it is expected that the addition of the room will enhance and upgrade the livability of the DAO community. The application is in two parts: 1) Initial Architectural Application, and 2) submittal to the DAO Board the civil engineer's drawings to assure that this standard has not been misinterpreted.

Specific: The added Bonus Room's exterior must match the style of the house, i.e. the wood siding style must be the same as the original house. Paint colors must be the same as the current house as identified by the Architectural Committee. Roof shingles will be from the same manufacturer and style used throughout the development.

Project Coordination: As a part of approval process to be reviewed by the Board, the majority of the surrounding neighbors must be in acceptance with the anticipated noise and inconvenience caused by the construction, and a statement to this effect must be included in the second submittal. Likewise, the contractor's contract shall include a statement that its construction activities, and the delivery of materials, will only be on days Monday through Saturday, between the hours of 8:00AM and 6:00 PM and minimize, to the extent possible, disturbance to DAO residents.

Adjacent Buildings: If any of the added Bonus Room structure interacts with a neighboring house the Bonus Room design must include acceptable interface with the neighboring house and return it to an acceptable predetermined waterproof configuration.

Landscape: If any HOA landscape plants or lawns, or neighbor's landscape plants, must be trimmed, removed, or are damaged in making way for the Bonus Room construction, the

landscape so disturbed must be identified before the start of construction and a mutually agreed upon outcome shall be in place to provide new plants or any other alternate remedy.

Trees: Prior to start of construction, or before any HOA tree is removed or trimmed (above or belowground) the contractor must identify the subject tree(s) and obtain written agreement from the HOA landscape contractor's arborist. If a tree must be removed the DAO Board and city of Cupertino must approve its removal. All expenses for removal and replacement of a tree are to the applicant's account.

Roofing: Prior to construction the applicant must obtain the HOA roofing contractor's review and consent of the roofing design, flashing design, rain downspout detail, and shingle, identified by type, and present for concurrence so that the design and construction used meets the Roofing Contractor's warranty requirements.

Permits, Roof Line: All appropriate city-building permits will be obtained. Prior to rafter construction the new roofline must be outlined in orange construction tape, announced to the HOA's management company, CMS, and displayed for not less than seven (7) days.

Construction Materials and Utilities: construction materials and supplies must be kept on the homeowners site or in a contractor's materials yard occupying a single Guest Parking stall, and not be stored on HOA common property. Roadways must not be blocked except during the delivery of materials or removal of debris. Consideration should be given to using the applicant's garage and patio areas. For construction purposes the contractor should use the applicant's water and electrical utilities.

Guest Parking: One Guest-parking stall may be fenced for the Contractor's construction materials storage. Other Guest parking spaces may be used for loading or unloading materials, but not for overnight storage. Contractor's vehicles, including trailers, must be removed from the site and HOA common property and driveways at the end of each day. During construction of the Bonus Room applicant may use up to two (2) guest parking spots as long as they are striped for three (3) or more cars, and so long as they are not the guest parking spaces closest to the construction site. Contractor and his associate contractors may use HOA common driveways and Guest parking spaces for delivery of materials, but not for storage of new materials or refuse, except for the one (1) allocated and mentioned above.

Clean Up: At the end of construction the contractor will assure that all construction debris has been removed from the site and HOA common area. All landscape has been replanted or replaced as agreed to before and during the construction.

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