



# ARCHITECTURAL RULES

Architectural rules are necessary to maintain the appearance and value of Woodbridge Park property.

## SIGNAGE

The following signs are the only allowed signs for display in residential units/garages subject to strict interpretation of these regulations. Signs must be of professional quality. Hand-drawn signs are not allowed.

### UNAUTHORIZED SIGNS ON COMMON PROPERTY WILL BE REMOVED BY THE ASSOCIATION

#### I. REAL ESTATE

##### SALE OR RENTAL SIGNS

1. One (1) sale or rent sign not larger than 18 x 24 inches may be placed inside the unit in the side or front window. Owners need not have special permission to display this sign.
2. One sign not larger than 18 x 24 inches displayed on the outside surface of the unit, such as on the garage door, per California Civil Code so long as the following conditions are met:
  - a. The owner has applied for and received permission from the Board of Directors (architectural committee) prior to posting the sign on common property.
  - b. The owner assumes full responsibility for any damage to common property resulting from mounting the sign.
  - c. The owner is responsible for notifying the real estate company involved of these restrictions.

#### II. SECURITY

##### ALARM SYSTEMS

1. Each window may display a security alarm system sticker not to exceed 50 square inches.
2. One self-standing exterior sign, not to exceed 150 square inches may be placed in the vicinity of the unit front door not further than 3 feet from the structure outer wall and not to interfere with landscape maintenance. The owner will assume responsibility for cleanliness and appearance of the sign and for any liability resulting from the sign's placement on common property.

#### III. PUBLIC SAFETY

##### NO SOLICITORS SIGN

A single "NO SOLICITORS" sign, not to exceed 20 square inches may be placed in the unit front door alcove near the door bell button.



# ARCHITECTURAL RULES

(Continued)

## SIGNAGE (Continued)

### EMERGENCY ASSISTANCE SIGNS

NEIGHBORHOOD WATCH, SAFE HOUSE, TOT FINDER, PET FINDER or HANDICAPPED sticker may be displayed as reasonably appropriate in the position most likely to assist firefighters, police, or children in danger.

### IV. GARAGE/YARD SALE SIGNS

Garage sale, yard sale or similar signs are not permitted.

#### NOTE

Garage sale, yard sale, and similar signs create a poor image for Woodbridge Park; have often been nailed to trees causing damage and possible hazards for maintenance personnel; are most often shabby in appearance; and draw traffic into areas where parking is either limited or prohibited (such as red zones [fire lanes] near garages). These types of signs have a direct effect on the perceived value of our common property and infringe on the rights of owners and tenants to peaceful enjoyment of their homes.

### ANTENNAS

~~No individual radio or television antenna shall be placed on the exterior of any unit, or any place where it can be seen by occupants of any other unit. All "lead-in" wires or other electrical wires shall be installed in such a way as to not be visible from any other unit.~~

### SCREEN DOORS/WINDOW SCREENS

Screen doors are permitted on front doors if they are:

- o installed in a professional manner
- o kept in good repair
- o dark brown, black, or neutral in color

Any screen door or window screen left in a state of disrepair may be repaired or removed by the Association and the cost recovered from the unit owner.

### WINDOW COVERINGS (DRAPERIES/BLINDS)

Window coverings visible from outside the unit shall be reasonably tasteful in style, in good repair, and neutral in color. Bed linens, aluminum foil or other makeshift materials are not acceptable window coverings. Window coverings should harmonize with the outside appearance of the building.



# ARCHITECTURAL RULES

(Continued)

## SATELLITE DISH AND ANTENNA INSTALLATION

Satellite dishes may be no larger than 39 inches in diameter. Dishes and antennas are to be installed in such a way as to create a minimum of visual intrusion from the common areas:

- a. Homeowners should notify the Association of their intent to install or notify the Association once they have installed a satellite dish or an antenna. As a part of the notification, the dimensions of the satellite dish or antenna and the location of the installation should be provided.
- b. When a satellite dish or antenna is to be installed on a pole more than 12 feet tall or where it extends beyond the roofline, prior approval by the Association is required, since these types of installations may present a safety issue for the Association or other homeowners.
- c. The installation of the satellite dish or antenna shall be completed in a good workmanlike manner to prevent the satellite dish or antenna from falling. Cables and wires may not be left "dangling". No holes may be drilled through common area walls, unless permission has been obtained, in advance, from the Association.
- d. The satellite dish may be installed only on an individual owner's separate interest.
- e. The homeowner shall make an effort in a manner which will as much as possible camouflage the installation using shrubs, landscape or screening with paint or other means.
- f. In our condominium development, the separate interest would be the exclusive use patio. The installation may be made on the fascia or the interior of the fence. Holes may not be drilled into other common area walls, nor may the satellite dish be affixed to common areas, including roofs and walls.

Once completed, the Association will review the installation to confirm compliance with these installation guidelines. Satellite dishes or antennas which do not meet these criteria (e.g., they are larger than 39 inches, or they are installed on any common area such as the roofs or exterior surfaces of a condominium building, or anywhere on the common area), continue to be prohibited, unless approved by the Association, in writing, prior to installation.

Should an installation of a satellite dish or antenna be approved by the Association upon a common area, such as roofs or common area walls, the Association will retain exclusive control over these installations. This is necessary because of the special risks attendant to an installation on, for example, a roof: e.g., the risks of personal injury, damage to the roofs, unlicensed or uninsured contractors, etc. Accordingly, no satellite dish or antenna may be installed on a roof unless the installation is done by a contractor hired by the Association, with the cost of the installation prepaid by the homeowner.

Homeowners will be responsible for reimbursing the Association for any cost which the Association may incur to repair damages to any common area, such as the roofs or exterior surfaces of residences, or damage to any other common area, caused by their installation of satellite dishes or antennas.

The dish/antenna maintenance and repair responsibility is the unit's and the unit shall provide for removing and reinstalling when the Association needs to paint or repair, or if the dish/antenna falls into disrepair.

Unsafe antennas or dishes that cannot withstand strong winds, or block exits, must be removed immediately. The safety concerns must be considered on any installation.

Adopted by the Board of Directors on 7-21-99.



# ARCHITECTURAL RULES

(Continued)

## GARAGE DOOR REPLACEMENT

Replacement of wooden garage doors with metal garage doors shall meet the following architectural specifications.

Material	Steel
Thickness	Minimum of 25 gauge for insulated or non-insulated single sided and 27 gauge for insulated double-sided doors.
Exterior Panel Style	Wood grain, raised or flush design without windows
Color	Cocoa brown

## ALTERATIONS/ADDITIONS

Alterations and additions to units and exclusive use common areas are permitted only with written authorization of the Board of Directors (architectural committee). Alterations include, but are not limited to:

- o hot tubs or spas (considerations of drainage and excessive water use)
- o decks or patios (considerations of drainage and wood-earth contact which promotes termite infestation)
- o patio covers and patio garage door covers
- o garage door replacement (street side)

Alterations must be inspected by the architectural committee. Alterations not in accordance with approved plans will be corrected or removed at owner's expense.

CONSTRUCTION SHALL NOT COMMENCE PRIOR TO  
WRITTEN CONSENT BEING OBTAINED FROM THE  
BOARD OF DIRECTORS/ARCHITECTURAL COMMITTEE.  
COSTS FOR REMOVAL AND A FINE MAY BE LEVIED  
FOR UNAUTHORIZED ARCHITECTURAL CHANGES.

## STRUCTURAL CHANGES

No alteration may be made that materially affects the structural integrity of the unit, adjoining unit(s) or condominium building or garages without plans from a California licensed architect which address changes to the structure; provide details of construction; and plan and elevation views. Work shall not be scheduled or performed without express, written approval of the Board of Directors/architectural committee. Approval may take up to 30 days to allow for study.

## WAIVER OF RESPONSIBILITY

The Association will not be responsible for the maintenance, insurance or any claim for damages arising from any alteration or addition, either before, during or after construction. The approval of an alteration and/or addition will be contingent upon the unit owner signing a waiver of responsibility in favor of the Association.

# WOODBIDGE PARK ASSOCIATION- INC.

## **ARCHITECTURAL SPECIFICATIONS** ***Installation/Replacement of Garage Doors***

**Material**                      STEEL

**Thickness Requirement**                      25-GAUGE Minimum  
Single-sided doors—insulated and non-insulated  
Double-sided doors—non-insulated

27-GAUGE Minimum  
Double-sided doors—*insulated only*

**ALL garage doors should be vented for safety purposes.**

**Exterior Panel Style**                      32-panel, wood grain—raised or flush design  
(no windows permitted)

**Color**                      Dunn-Edwards PAINTS® Cocoa Brown

NOTE: If the garage door is not painted according to specifications within fifteen (15) days of the Installation/Replacement date, the Association may paint your garage door at a cost, which will be billed to your unit; you may also be subject to a fine as indicated in the Woodbridge Park Rule Book.

**NOTWITHSTANDING THESE REQUIREMENTS, ALL ARCHITECTURAL CHANGES MUST BE SUBMITTED IN WRITING TO THE ASSOCIATION FOR APPROVAL PRIOR TO INSTALLATION/ REPLACEMENT.**

## **WOODBIDGE PARK ASSOCIATION, INC.**

### **ARCHITECTURAL SPECIFICATIONS**

#### **Installation or replacement of windows/patio sliders**

1. Windows must be almond in color. The installation of windows in colors other than almond may require painting to match the building colors, which will be the responsibility of the unit owner.
2. Windows must have a narrow frame (less than three inches wide, such as Simonton Impressions® Narrow Frame windows).
3. Windows' opening design must match the original style.
4. Notwithstanding items 1, 2 and 3, all architectural changes must be submitted in writing to the Association for approval prior to installation/replacement.

Adopted 8/14/03

# WOODBIDGE PARK ASSOCIATION FRONT DOOR STANDARD ADOPTED JULY 27, 2010

(Clarified October 28, 2010)

**TYPE OF DOOR:** Three door designs are approved. The original door, with no panels, which is referred to as "**APPROVED DESIGN 1**", and two alternate door designs, as described below.

**MATERIAL:**

All front doors must be classified as an exterior door, and made of Wood, Fiberglass, or Steel

**PANELS:**

**APPROVED DESIGN 2:** Six (6 ) panels, rectangular, with 2 smaller panels on top.

**APPROVED DESIGN 3:** Two (2) panel arch style with minimal arch in upper rectangular panel and a smaller square panel on the bottom.

**GLASS:**

Front door must have absolutely no glass and no windows

**BOTTOM KICKPLATE:**

No bottom kickplate

**COLOR:**

Front door must first be painted with a primer, with a final coat of Dunn Edwards paint, color "Champagne".

**PROCEDURE FOR APPROVAL**

OBTAIN AN ARCHITECTURAL MODIFICATION REQUEST FORM FROM SPECTRUM PROPERTY SERVICES. FILL IT OUT COMPLETELY AND RETURN TO SPECTRUM PROPERTY SERVICES. WAIT FOR WRITTEN APPROVAL PRIOR TO INSTALLATION. OBTAIN CITY PERMIT IF REQUIRED.

Please retain a copy of this document with the other permanent records of your unit at Woodbridge Park Condominium Association.