



ARCHITECTURAL STANDARDS AND PROCEDURES

Revised May 2021; Adopted August 2021

Scope and Authority: All new structures and alterations within the River Island East Subdivision are subject to review and approval by the Board of Directors or a duly appointed Architectural Committee in accordance with the Article 5 of the River Island East Covenants, Conditions, and Restrictions (CC&Rs) recorded May 9, 2011 Tulare County Records in document **2011-0026577**. *No building, fence, wall, or other structure shall be commenced or maintained, nor shall any exterior addition to, change or alteration in painting, or landscaping be made until plans and specifications are submitted and approved in writing by the Architectural Committee.*

As defined in the CC&Rs, any approval **SHALL** be based upon conformity with the general design features of the development area and in compliance with rules adopted by the Architectural Committee/Board of Directors.

Application Process: Article 5 of the CC&Rs requires plans and specifications be submitted in writing to the Architectural Committee along with the required processing fee.

***Important notes:** Site plans **MUST** be submitted in digital media format. Approval expires after 6 months; projects delayed over 6 months must be entirely re-submitted.

The application is a three-step process as outlined below:

- I. Preliminary Approval: Submit site plan (*new home construction) showing contour lines, the location of all existing and/or proposed improvements, proposed drainage plan, sewer lines, floor plan and elevations with \$200 processing fee payable to River Island East Homeowners Association.
- II. County Approval: (*new home construction) Upon Notification of Preliminary Approval by Architectural Committee, obtain County Permits.
- III. Final Approval: (*new home construction) Submit two sets of working plans/drawings and construction specifications with \$300 processing fee payable to River Island East Homeowners Association. This additionally **MUST** include:
 - A. Plot plans
 - B. Description of exterior materials and colors with samples.
 - C. Owner's proposed construction schedule.

Rules and Regulations: A summary of Architectural Rules for new construction is attached. Other use requirements may be included in the CC&Rs and should be verified.

Enforcement: Provisions for enforcement of **ALL RULES** are provided for in Article 11 of the Association CC&Rs.

SUMMARY OF ARCHITECTURAL RULES

(Affecting New Home Construction)

Revised May 2021; Adopted August 2021

NEW HOUSE

Criteria for Approval: Approval shall be based on, among other things, adequacy of site dimensions; adequacy of structural design and material; conformity and harmony of external design with neighboring structures; effect of location and use of improvements on neighboring properties. Plot elevation showing adequate drainage **MUST** be submitted with certified County Approved Plan.

***Important notes:** Mediterranean, Spanish Santa Barbara, Contemporary Style

BUILDING SIZE

Criteria for Approval: Single home on 2 lots is restricted to height and width to maintain conformity. Two stories may be permitted in both Phase I and II **ONLY** with prior Architectural Committee approval. No home shall be more than one floor above street level on lots 17-20 in Phase I.

Phase I: 1400 sq. ft. minimum, single story; 1100 sq. ft. at street level for 2 story.

Phase II: 2000 sq. ft. minimum.

***Important notes:** If owner has multiple lots, the maximum house width is 150% of a single lot.

Setbacks: Side lot and rear lot setbacks have been established and are as follows:

Side lot minimum setback = 5 feet

Rear lot minimum setback = 15 feet

***Important notes:** setback minimums are for both Phase I and Phase II and may impact roof overhang limits.

ROOF RESTRICTIONS

Material: Tile only. All roof overhangs **SHALL** be enclosed. Overhang limit of 16" where side lot minimum setback is 5 feet; overhang greater than 24" is subject to approval by the Architectural Committee. Terra Cotta tones, earth tones, or as approved by the Architectural Committee.

*Important notes: **MUST** be Class A fire rating and approved by Tulare County. Shake and composition roofs are not allowed. No roof mounted A/C units.

EXTERIOR WALLS

Criteria for Approval: Stucco or concrete masonry only.

*Important notes: Exterior rock, stone or brick masonry shall be approved at the discretion of the Architectural Committee.

GARAGE REQUIREMENTS

Criteria for Approval: Minimum two (2) car garage. No carports. Maximum three (3) car garage.

*Important notes: Golf cart garage is optional.

FENCES AND WALLS

Criteria for approval: Black tubular wrought iron fence, where allowed. Maximum height is 4 feet. Trashcans stored outdoors **MUST** be screened from view and can include wall enclosures up to 5 feet in height. All back yard fences require a minimum 48" gate.

*Important notes: No solid wall or fence is allowed except as a retaining wall, trashcan enclosure, **OR** as approved by the Architectural Committee.

PROTECTIVE RAILINGS

Criteria for Approval: Protective railings (balconies, etc.) may be white or matching house trim, with Architectural Committee approval. In compliance with required standards, railings should have 4" openings.

EXTERIOR PAINTING

Criteria for Approval: Architectural Committee review is required if color change is involved. Trim, gutters, and window sash to be typical of the community.

*Important notes: House colors **MUST** be earth tones representative of existing colors in the community. Any exception requires approval of the Architectural Committee.

LANDSCAPING

Criteria for Approval: Plans **MUST** be submitted to Architectural Committee. Primary standards are conformity to landscape. Standardization and conformity are necessary unless otherwise approved by the Architectural Committee.

Landscaping plan approval **MUST** be obtained prior to occupancy and **MUST** be completed within 60 days of moving in. The Association will retain the right to establish specifications for all landscaping, equipment, components and design.

*Important notes: Association will maintain basic landscaping (mowing, edging, clearance trimming, fertilization of lawns, clean-up and disposal of landscape waste). Homeowner is responsible for major irrigation repairs. Phase I: Front, back and side yards will be mowed by the Association. Phase II: Front and side yards will be mowed. Backyard in Phase I and II will be mowed **ONLY** when accessible and accomplished in a reasonable amount of labor time.

ADDITIONS

Criteria for Approval: **MUST** conform to main house in exterior design, roofing, and materials.

*Important notes: Setbacks will be checked.

INTERIOR ALTERATIONS

Criteria for Approval: Those that do not affect the exterior appearance will generally be approved without visual review.

*Important notes: No application fee.

SATELLITE ANTENNAE and SOLAR PANELS

Criteria for Approval: Maximum satellite antennae diameter is 24" and top of elevation not to exceed the highest point of house, excluding chimney. Solar panels are to be positioned to minimize curbside visual disturbance.

*Important notes: No application fee for retrofit projects.

OTHER IMPROVEMENTS

- A. Screen doors **MUST** match house trim.
- B. Temporary buildings are not generally approved.
- C. Attached and free-standing privacy screens are subject to approval by Architectural Committee.



Application for Architectural Approval

(USE THIS FORM FOR NEW CONSTRUCTION)

Revised May 2021; Adopted August 2021

Name of Property Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

PROPERTY INFORMATION IN RIVER ISLAND EAST

Address: _____ Lot#: _____ APN: _____

Builder: _____ Square Feet: _____
Please Print

Owner: _____ DATE: _____
Please sign (I have read and understand the architectural requirements of the RIE HOA)

*Important notes:

- Must be filled out and approved prior to **any** construction. When submitting this application, THE ENTIRE 7-PAGE ARCHITECTURAL REQUIREMENTS PACKET MUST BE ATTACHED TO THE **SIGNED** APPLICATION
- The Architectural Committee has **60 days** from the date received to approve home applications. Changes to the approved plans during construction require written approval of the Architectural Committee.

FOR ARCHITECTURAL REVIEW COMMITTEE USE

____ Approved ____ Not Approved ____ Conditionally Approved

Comments: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

BY: _____ DATE: _____

Return completed form to R.I.E.H.O.A. Administrative Office
(ATTN.: Rita Franco, 559/793-2685 * rita@riehoa.com)



Construction Responsibilities

(TO BE FILED BY OWNER AND/OR CONTRACTOR, AS NEEDED)

Revised May 2021; Adopted August 2021

- 1. Porta-potties on site.
- 2. Trash bin on site.
- 3. Daily site clean-up.
- 4. Clean up and repair damage of roads.
- 5. Clean up and repair damage of adjoining property.
- 6. No concrete washout debris or other residue to be left on **any** RIE site.
- 7. Hours of operation: 7am to 5pm, Monday thru Friday; 8am to 3pm Saturday; no work on Sunday.
- 8. FULL RIE HOA DUES WILL BE CHARGED SIX MONTHS FROM CONSTRUCTION START.

Signature of Owner: _____ Date: _____
(I have read and understand the architectural requirements of the RIE HOA)

Signature of Builder: _____ Date: _____
(I have read and understand the architectural requirements of the RIE HOA)

***Important notes:** This form must be signed and submitted with final plans. All boxes will be checked by the Architectural Committee.

Maintenance/Architectural Review Request Form



(USE THIS FORM FOR EXTERNAL CHANGES AND IMPROVEMENTS)

Revised May 2021; Adopted August 2021

Date: _____

Name: _____

Lot#: _____

Address: _____

List Maintenance or Architectural Review Requested:

Owner: _____ DATE: _____

Please sign (I have read and understand the architectural requirements of the RIE HOA)

*Important notes:

- Must be filled out and approved prior to **any** construction. When submitting this application, THE ENTIRE 7-PAGE ARCHITECTURAL REQUIREMENTS PACKET MUST BE ATTACHED TO THE **SIGNED** APPLICATION
- The Architectural Committee has **60 days** from the date received to approve home applications. Changes to the approved plans during construction require written approval of the Architectural Committee.

For Architectural Reviews please attach appropriate drawings showing work to be done.

Maintenance/Architectural request will be reviewed promptly, and a reply will be returned to you.

FOR ARCHITECTURAL REVIEW COMMITTEE USE

Approved _____ Date _____

Denied _____ Date _____

Reason for Denial/Stipulations:

Return completed form to R.I.E.H.O.A. Administrative Office
(ATTN.: Rita Franco, 559/793-2685 * rita@riehoa.com)

Original Development Color Pallet

LaHabra

EXTERIOR STUCCO COLORS



X-12 CHABLIS (BASE 100)



~~X-16 SILVER GREY (BASE 200)~~



X-17 MISTY (BASE 200)



X-23 ASPEN (BASE 200)



X-24 SANTA FE (BASE 200)



X-25 SADDLEBACK (BASE 200)



X-28 MIRAGE (BASE 200)



X-34 SAN SIMEON (BASE 200)



X-40 DOVE GREY (BASE 200)



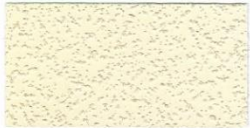
X-48 MEADOWBROOK (BASE 100)



X-50 CRYSTAL WHITE (BASE 100)



X-53 PURE IVORY (BASE 100)



X-55 FRENCH VANILLA (BASE 100)



X-71 MIAMI PEACH (BASE 100)



X-72 ADOBE (BASE 200)



X-73 EGG SHELL (BASE 100)



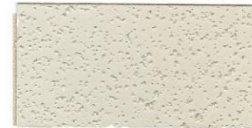
X-81 OATMEAL (BASE 200)



X-82 HACIENDA (BASE 200)



X-86 SANDSTONE (BASE 200)



X-97 PACIFIC SAND (BASE 200)



X-215 MESA VERDE (BASE 100)



X-278 TRABUCO (BASE 200)



X-434 FALLBROOK (BASE 200)



X-475 VIEJO (BASE 200)



~~X-504 BLUE GREY (BASE 200)~~



X-524 ALAMO (BASE 200)



X-580 SIERRA TAN (BASE 200)



X-696 SOUTHERN MOSS (BASE 200)



X-820 SILVERADO (BASE 200)



X-830 CLAY (BASE 200)

- These colors are intended to show the approximate color of 16/20 float finish stucco. (Colors will vary in other products).
- Application by machine spray or texturing will increase the depth of color.
- Variations in color due to weather, job conditions and method of application should be expected.
- For color verification, request an actual sample in the color and texture prior to ordering material.

- Estos colores intentan mostrar el color aproximado del estuco de 16/20 con acabado de llana. (Los colores varían en otros productos).
- La aplicación mediante atomizador a máquina o el texturizado aumentarán la profundidad del color.
- Las condiciones climáticas o de trabajo y el método de aplicación producirán variaciones en el color.
- Para realizar una prueba de color, solicite una muestra con el color y la textura elegidos antes de encargar el material.