

DIRECTORY & RULES
2009 - 2010



Emergencies: Dial 911
Non-Emergency Police: (858) 484-3154

EASTVIEW RB COMMUNITY CENTER
17520 Drayton Hall Way ✦ San Diego, CA 92128

Phone (858) 487-7270

www.EastviewRB.com

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I. HOURS OF OPERATION

1. **Summer Schedule (Memorial Day through Labor Day)**
8:00 a.m. to 9:00 p.m. Friday and Saturday
8:00 a.m. to 8:00 p.m. Sunday through Thursday
2. **Labor Day through November 1**
8:00 a.m. to 7:00 p.m. daily
3. **November 2 through March 1**
8:00 a.m. to 6:00 p.m. daily
4. **March 2 through May 30**
8:00 a.m. to 7:00 p.m. daily
5. **Holidays**
8:00 a.m. to 4:00 p.m.
Christmas Eve, New Year's Eve, New Year's Day, Easter
and Thanksgiving Day

CLOSED CHRISTMAS DAY

6. **Closing Early**
In the event of inclement weather or any emergency affecting the Eastview community, the Community Center may be closed earlier. Members can confirm times by phoning the office at 487-7270.

II. IMPORTANT CONTACT INFORMATION

(All phone numbers are area code 858 unless otherwise noted)

CLUB MANAGER

Raili Tucker 487-7270

MANAGEMENT COMPANIES

Community Center	Elite Management	485-0881
Duplex	Elite Management	485-0672
Patio I	Elite Management	485-0881
Patio II	Prop. Owners Accounting	(760) 751-5444

LANDSCAPE MAINTENANCE COMPANIES

Community Center	Holmes Landscape	(760) 732-3379
Duplex	Holmes Landscape	(760) 732-3379
Patio I	Green Horizons	(760) 745-1776
Patio II	Vitale Landscaping	(619) 938-2432
		(619) 938-2435

COMMUNITY CENTER BOARD OF DIRECTORS

Garry Denlinger	President	385-9323
Ginger Lyon	Vice President	613-0468
Karin Sze	Treasurer	538-6612
Teri Denlinger	Secretary	385-9323
Art Barsell	Maintenance	675-1034
Pat Murphy	Landscape	485-0119
Nemira Mack	Social/Recreation	592-4891

The Eastview Community Center Board of Directors meets on the third Tuesday at 7:00 p.m. at the Eastview Clubhouse.

ARCHITECTURAL REVIEW COMMITTEE

Phil Corn	Patio I	217-6933
Ron Filson	Patio II	451-8808
Joan Francis	Chair, Patio II	674-6114
Scott Hall	Duplex	673-8745
Pat Murphy	Board Rep/Patio I	485-0119
Kay Rodricks	Patio II	487-1970

The Architectural Review Committee meets on the second Tuesday at 5:00 p.m. at the Eastview Clubhouse.

DUPLEX BOARD OF DIRECTORS

Alicia Kroese	President	487-3834
Judi Barsell	Vice President/Landscape	675-1034
Robert Storer	Treasurer	613-0317
Diane Anderson	Secretary/Maintenance	674-4819
Bruce Keenan	Member at Large	451-0158

The Duplex Board of Directors meets on the fourth Wednesday at 7:00 p.m. at the Eastview Clubhouse.

PATIO I BOARD OF DIRECTORS

Vicki Owen	President	487-6644
Linda Grondin	Vice President	487-2378
James Cramer	Secretary	(619) 306-7186
Sylvia Corn	Treasurer	217-6933
Annette Kilmer	Landscape	451-6431

The Patio I Board of Directors meets on the third Wednesday at 11:00 a.m. at the Eastview Clubhouse.

PATIO II BOARD OF DIRECTORS

Doug Evans	President	676-0336
Ron Filson	Vice President	451-8808
Joan Brusseau	Secretary/Treasurer	217-6023
Kay Rodricks	Hardscape/Inspections/ Newsletter	487-1970
Priscilla Kersey	Newsletter/Inspections	217-6677

The Patio II Board of Directors meets on the second Tuesday at 1:00 p.m. at the Eastview Clubhouse.

III. EASTVIEW COMMUNITY CENTER
RULES & REGULATIONS

SECTION A: BOARD OF DIRECTORS AND
ANNUAL MEETING

1. The Board of Directors meets once a month unless there is need for a special meeting called by the President. Meeting dates are posted at the Community Center.
2. Meetings are open to attendance by Eastview members only. The floor is open for member discussion as noted on the agenda during the meeting. Specific topics may be requested and input provided (1) week in advance of the meeting.
3. Members requesting a hearing before the Board must submit in writing the nature of their business. This written request must be given to the President, Community Center Manager, or directed to their attention at the Community Center office one (1) week in advance of the scheduled Board meeting.
4. Eastview RB Community Center's Annual Meeting of Members is held in June of each year. Advance written notice is sent to all homeowners.
5. The following Board-member responsibilities have been organized by your Board to coordinate services that support the Eastview community:
 - President
 - Secretary
 - Treasurer/Financial
 - Facilities/Maintenance
 - Personnel
 - Landscaping
 - Recreation/Social
 - Architectural Review (ARC)

SECTION B: MEMBERSHIP ELIGIBILITY

Access to the Eastview Community Center and its facilities is limited to only eligible members, as described below. Tenants leasing homes in Eastview have full membership rights to the Community Center during the term of their lease. At the same time, homeowners leasing their property relinquish their rights to their tenant(s) to use the Community Center and its facilities.

All homeowners and tenants, when moving to Eastview, must immediately complete an Eastview Information Form, located at the Community Center office, or online at *www.EastviewRB.com*.

MEMBERSHIP: The following have the rights and privileges to use the Community Center:

- Owner
- All joint owners
- A tenant who resides in a unit
- The immediate family of owners and tenants who reside in a unit
- A contract purchaser who resides in a unit

“Immediate family” is defined as the husband, wife, significant partner/roommate and their children, including adopted and foster children, who reside in the home.

Children under 14 years of age must be accompanied by a parent or adult who is 18 years of age or older to access the Community Center and facilities.

Dependent children who reside elsewhere and return on occasion for holidays and vacations are considered “immediate family” and should be listed on the Eastview Information Form.

SECTION C: GUEST USE OF THE COMMUNITY CENTER

Members are responsible for the observance of the Rules and Regulations by their guests.

There are three categories of guests:

- a. Day Guests
- b. House Guests
- c. Residing Guests

DAY GUESTS

A day guest **MUST** be accompanied (during the time the guest is at the Community Center) by the member who qualifies for use of the Community Center under “Membership Status”. The member is required to sign in his/her guest(s) if they are over six (6) years of age. Babysitters may accompany young children as a guardian only. If they use the facilities, they will be considered a guest.

The combined membership residing in a unit is not permitted to have more than ten guests at any one time at the Community Center, unless the office is notified in advance and an Eastview Reservation Form is completed by the member.

HOUSE GUESTS

A person visiting a member and staying for a period of at least three (3) nights may be issued a House Guest Card, which will permit the house guest to use the Community Center facilities. Such guests need not be accompanied by a member when using the facilities; however, a house guest must present his/her Guest Card to enter the Community Center property.

The House Guest Card is issued for a period of thirty (30) days. Its issuance must be requested by a member in good standing. It may be renewed for a period not to exceed sixty (60) days. After 60 days, Residing Guest rules apply. A member cannot not have more than six (6) House Guest Cards outstanding at any one time. House Guests are not permitted to invite Day Guests or to request the issuance of House Guest Cards.

RESIDING GUESTS

Any person who can prove residency in a Unit and does not qualify as part of the “Immediate Family” may, upon request by the owner or tenant of the unit, be registered at the Community Center as a residing guest. Such residing guests need not be accompanied by a member when using the Community Center.

Currently there are no limitations on the number of residing guests who may be registered by an owner or tenant, nor is there a limit on the number of times a residing guest can use the Community Center. Residing guests are permitted to invite day guests and request issuance of House Guest Cards.

SECTION D: GENERAL GUIDELINES & RULES

- 1. The Owner, Joint Owner, Tenant, or Contract Purchaser occupying a unit in Eastview shall have on file a completed copy of the Eastview Information Form, available at the Community Center office or online at *www.EastviewRB.com*. Only those persons listed on this form are eligible for admittance to the Community Center and are responsible for notifying the Community Center of any changes in the information submitted on this form.**
- 2. The Eastview Community Center is a non-smoking facility within the walls and fences, including the swimming pool and tennis courts.**
- 3. Everyone with access to Community Center property is instructed to comply with to all regulatory signs.**
- 4. No pets are allowed inside Community Center fenced property at any time.**
- 5. Bicycles, roller blades, tricycles, skateboards, and similar items are not allowed on Community Center property. Engaging in ballgames, use of Frisbees, loud radios, and rough-housing is not permitted.**
- 6. No equipment, plants, or other Community Center property shall be removed from the premises unless authorized by the Board of Directors.**
- 7. Any complaints alleging violation of the rules should be brought to the attention of the Community Center Manager or Attendant on duty if the Manager is unavailable.**

SECTION E: ENFORCEMENT OF RULES

The Eastview Community Center Board of Directors has the final responsibility for the enforcement of rules. The Board of Directors shall, in respect to rules violations, take such actions as it deems necessary, including fines and/or suspension of membership or guest privileges.

1. **The Community Center Manager acts as the agent of the Board and is responsible for the following:**
 - **The Manager or Attendant is to inform any individual (member or guest) of an infraction of the rules and will request the individual to stop any further such activity.**
 - **If the individual refuses to cooperate or is engaged in an activity which, in the judgment of the Manager or Attendant, is hazardous to either the individual or to others, or is engaged in an activity that is highly disruptive to the pleasure of others and refuses to cooperate, the Manager or Attendant shall request the individual to leave the premises. The Manager will report the incident to the Board, which will determine if further action is required.**
 - **Should the Attendant or Manager perceive that a member or guest is a threat to members' or employees' safety, he/she should phone 911 (from a land line only – no cell phones) or the appropriate law enforcement agency.**
2. **The Community Center Attendant, in the absence of the Manager, shall have the same responsibilities as the Manager,**
3. **Community Center employees shall be courteous to members and have the right to expect a courteous response in return.**

SECTION F: VIOLATION PROCEDURE/FINE SCHEDULE

- 1. Effective December 1, 1999, the following procedures apply to all violations and infractions of the Eastview Community Center Association's Governing Documents. This includes non-compliance with those aspects of the CC&Rs of all three (3) Eastview residential associations that fall under the supervisory responsibility of the Architectural Review Committee. The CC&Rs of each Eastview residential association specify that the Community Center shall have this enforcement responsibility.**
- 2. Owners may report violations to the Board of Directors by submitting a written notice describing the violation. The Board of Directors may also note any violations.**

At the time a violation is noted or reported, the action will begin as follows:

- A. The first notice to correct the violation will be sent by the Board of Directors. The notice will contain a description of the violation and instructions regarding a response to the notice and correction of the violation(s).**
- B. If the violation continues, or if the response is otherwise unsatisfactory after the first notice, the owner will receive a notice of the Board's intent to assess a monetary penalty and will be afforded an opportunity to appear before the Board. The hearing date shall be at least ten (10) days before the effective date of the monetary penalty. The notice shall be delivered to the owner personally or by first class mail. The Board shall give fair consideration to the owner(s) testimony in determining whether to impose a penalty.**
- C. If the violation continues, or if the response is otherwise unsatisfactory, even after the imposition of a monetary penalty, the Board may impose additional or continuing fines until the matter is satisfactorily resolved.**

(Violations Continued)

- D. The Board may refer the matter to the Association’s legal counsel or seek retribution in Small Claims Court. If a lawsuit is filed, the homeowner may be liable for the Association’s legal costs and fees.
- E. Any monetary penalties imposed by the Board may become a lien against the property after judgment is awarded in Small Claims Court.

FINE SCHEDULE

- 1. Violations of rules governing membership and activities at the Center
.....\$100.00
- 2. Making changes to the exterior of the residence or yard without prior approval of the Eastview Community Center Architectural Review Committee
.....\$100.00

Fines for continuing violations may be increased in \$100.00 increments at the discretion of the Board. All fines for repeat violations will be doubled after due process of a second hearing. An Owner shall be assessed any costs incurred in bringing the Owner and/or his Eastview residence in compliance with the provisions of the Declaration, and the Rules and Regulations adopted by the Board.

**SECTION G: SUSPENSION OF MEMBERSHIP
RIGHTS & PRIVILEGES**

1. **Membership rights and privileges may be suspended by the Board of Directors for any period of time during which such member is determined by the Board to be in breach of the CC&Rs and/or the Rules and Regulations adopted by the Board. Suspension will not be imposed until the member has an opportunity for a hearing before the Board. Written notice of violation and pending suspension will be sent to the member in violation. If the violation concerns a child, the parents will be notified in writing and have the opportunity to appear before the Board on behalf of the child.**

2. **Any member who is sixty (60) days or more delinquent in payment of Community Center assessments shall have his/her privileges suspended. Procedures are outline in the CC&Rs.**

SECTION H: COMMUNITY CENTER USE BY GROUPS

RESERVING USE OF THE COMMUNITY CENTER & FACILITIES

1. **Members making reservations must complete and sign a Facility Use Agreement.**
2. **The Community Center will remain open to all Eastview members, even if you have a reserved group function.**
3. **Attendance at private parties is limited to 80 persons. The host member must remain on the premises during the entire time the area is reserved.**
4. **Reservations must be made by a member who will serve as host and will be responsible for rule compliance. The sponsoring member must be in attendance for the duration of the event.**
5. **Members reserving the Clubhouse must have on file a current Certificate of Insurance from their Homeowners Insurance carrier, showing a minimum of \$300,000.00 liability coverage and separate medical coverage of the premises owned by or rented to an Eastview resident.**

It is recommended that you contact your insurance provider to determine if a Special Events Endorsement is required for any event you host at the Eastview Community Center.

6. **The hosting member will pay for and assume all liability for damage done to any of the Community Center facilities and to indemnify and hold harmless the Community Center from and against any or all claims for personal injury (including death) or property damage arising out of, or incurred in connection with, the use of the facilities.**
7. **The host member will pay any additional charges incurred by the Community Center to restore the premises and contents to the condition that existed prior to the activity.**

(Groups Continued)

8. No alcoholic beverages may be stored or left unattended at any time on Community Center property.
9. A \$300.00 deposit must be paid upon making a reservation for the Clubhouse. This includes a \$125.00 non-refundable room usage fee. After deducting overtime, cleaning, and damage charges, if any, the remaining deposit balance will be refunded.
10. Activity must terminate no later than 12:00 a.m. midnight on Fridays and Saturdays, and by 10:00 p.m. on all other days. A \$40.00 per hour charge will be assessed for each extended hour, or fraction thereof, past the normal closing hour of the Community Center.
11. Reservations are required for parties of six (6) or more, and only one such activity may be scheduled for any date. However, concurrent parties of fewer than six (6) individuals may be scheduled if they do not disrupt ongoing daily Community Center activities.
12. Barbeque facilities reserved for parties, as well as other facilities such as tennis courts, may not exceed three (3) hours usage, unless special arrangements are made with the Manager.
13. Reservations on holidays are also required for groups of ten (10) or more for a maximum timeframe of three (3) hours usage. Again, be sure to complete a Reservation Form. Homeowners should check the holiday schedule, as the Community Center might close early.
14. The auxiliary kitchen is for general use and must not be locked during business hours. Items left in the refrigerator are not the responsibility of the Community Center and are left at the members' own risk.

(Groups Continued)

15. **Organizations and not-for-profit groups can be hosted at the Clubhouse a maximum of four (4) times in a calendar year, regardless of who hosts the function. These activities must be social or business in nature and a rental fee of \$200.00 applies for each activity. Religious and/or political meetings are prohibited.**
16. **Guests at a planned activity can use only those areas specified on the Facility Use Agreement. For safety purposes, members and guests are not permitted to use the swimming pool in conjunction with any activity in the Clubhouse, as the tile floors become slippery when wet.**
17. **Noise levels must be managed so as not to disturb residents. Musical groups must perform indoors after 8:00 p.m.**
18. **Any party involving minors will be chaperoned at a ratio of one (1) adult to ten (10) minors.**
19. **The hosting member is responsible to see that no alcoholic beverages are served to, or consumed by, any attendee under the age of 21.**
20. **When using Eastview Community Center tablecloths, the cloths must be professional cleaned and lightly starched before returning.**
21. **Any member who misrepresents the information on the Facility Use Agreement will be subject to a fine of \$100.00 and/or lose reservation privileges for one year.**

SECTION I: SWIMMING POOL

- 1. There is no lifeguard on duty. Users are responsible for exercising due caution and care for their personal safety when using the swimming pool.**
- 2. Children under 14 years of age must be accompanied by an adult who will be responsible for their safety and behavior.**
- 3. Absolutely no glass, soap, oils, or foreign substances may be used in the pool or spa. No floating devices, including boats, masks, fins, snorkels, balls, etc., are allowed during periods of busy pool use. Consult with the Attendant on duty before using these items. The Community Center Attendant on duty may request that these items be removed from the pool area if deemed to be a hazard or annoyance.**
- 4. Swimmers must wear swim suits in the pool and spa. No cut-offs or shorts are allowed. All diaper-aged children must wear swim diapers when in the pool.**
- 5. Showers are recommended before entering the pool and spa.**
- 6. No diving or running is permitted in the pool. No running on the pool deck or around the spa is allowed.**
- 7. Persons with colds, coughs, infected eyes, sores, rashes, or bandages are not permitted in the pool or spa and surrounding areas.**
- 8. Persons under the influence of alcohol or narcotics are prohibited from using the pool or spa.**

SECTION J: SPA / HOT TUB

- 1. The rules under SECTION H apply for both the pool and spa. However, the Spa/Hot Tub is for therapy and relaxation ONLY, and members have a right to expect that all people will utilize it as such. It is not a party pool for adults or a play pool for children.**
- 2. Children under 8 years of age are not permitted in the spa at any time.**
- 3. Children under 14 years of age must be accompanied by an adult inside the spa area.**
- 4. Adults, and especially children, must be careful to remain in the spa for only a limited time – preferably less than one-half hour – with even shorter times for children. Exposure to very warm temperatures such as those in the spa/hot tub can present potential risk to certain individuals.**

SECTION K: TENNIS COURTS

- 1. Courts are available for use during Community Center hours. Members must sign all guests in the guest book prior to starting play and on the outdoor chalk board, indicating court number and time for use. A maximum of three (3) guests is allowed on one court during play.**
- 2. Playing time: Doubles teams (3 or 4 players) are entitled to 90 minutes playing time. Singles (2 players) are entitled to 60 minutes playing time. Both singles players and at least three of the four doubles players must be present in order to sign in on the board. Put beginning and ending times on the sign-up board. Be advised that your time begins when you sign in, and you may not change your time.**
- 3. Players may sign up for additional court time only after their current court time expires; otherwise they must forfeit the court.**
- 4. Proper tennis attire, including shirts is required. Only tennis shoes may be worn on the courts. No dark sole shoes are allowed, nor are any shoes that leave marks on the courts. No bare feet are allowed.**
- 5. No glass container or food are allowed on the courts.**
- 6. Only tennis activities are allowed on the courts. Spectators must be seated. Children under 14 years of age are not allowed on courts unless supervised by an adult.**
- 7. On Mondays, Wednesdays and Saturdays, the courts will be reserved exclusively for Men's Round Robin play from 8:00 a.m. through 10:00 a.m. By 8:15 a.m. If there are any courts not being used for Round Robin, they may be used for regular play, following normal sign-up procedure.**

(Tennis Courts Continued)

8. On Tuesdays and Fridays, up to two courts can be reserved for Women's Doubles play from 8:00 a.m. – 10 a.m. By 8:15 a.m., if there are courts available, they may be used for regular play, following normal sign-up procedures.
9. No court reservations are permitted. Play is on a first-come, first-served basis. The exception is tennis parties (more than four people) when a maximum of two courts may be reserved for two consecutive hours after 12:00 noon. Reservations must be made through the office 48 hours in advance. When a reservation is made for a private party, courts must be used within 15 minutes of the reserved time.
10. During Men's Round Robin, a single player may not use a court for his/her exclusive use during prime time, which is 9:00 – 11:00 a.m. After 11:00 a.m., an individual may sign up for one hour.
11. If a member has a question on rule interpretation or enforcement, please see the Attendant on duty or the Manager for assistance.
12. A maximum of two courts can be lighted for night play.
13. Members can employ a tennis instructor for organized individual or group lessons at their own expense. Contact the Community Center office for additional information if you would like to participate in our tennis activities.

SECTION L: TENNIS BALL MACHINE

- 1. The ball machine is available to members for use every day of the week from 11:00 a.m. until one hour before the Community Center closes. The staff will assist with set-up and proper use.**
- 2. Use of the ball machine is limited to members and residing guests and is to be used on Court #4 only.**
- 3. There will be a minimum charge of \$5.00 for one hour, payable at the time of sign-up. This fee applies even if the actual time used on court is less than one hour. An additional \$5.00 fee is due for each subsequent hour of use.**
- 4. Court time includes use of the ball machine and pick-up of balls by users. Scheduling of the ball machine will be made on the hour or half-hour. If no one is waiting to use the machine, the member can extend his/her time beyond one hour.**
- 5. If the ball machine is not reserved, it is used on a first come, first served basis.**
- 6. Children under 14 years of age must have adult supervision when using the ball machine.**
- 7. Mis-use of the ball machine will be subject to forfeiture of use.**

**SECTION M: EASTVIEW ARCHITECTURAL
REVIEW COMMITTEE**

The Eastview Architectural Review Committee (ARC) reports directly to the Eastview RB Community Center Board and is responsible for architectural continuity throughout the Eastview community, including each Association and its membership. ARC is comprised of five committee members representing all Eastview HOAs. ARC members serve a term of five years; however, if no one is available to replace an ARC member whose term has expired, the Board has the authority to determine, by vote, if the current ARC member can remain on ARC until someone is appointed to complete the term.

AREAS OF RESPONSIBILITY

ARC's primary commitment is to uphold Eastview community's aesthetic integrity and quality standards, and to help maintain strong property values for all Eastview homes. The Eastview RB Community Center ARC is responsible for all architectural decisions as they relate to Patio I, Patio II, and Duplex Associations and their members.

REVIEW PROCESS

All ARC applications, (e.g. Duplex, Patio I, and Patio II) must first be submitted to the Eastview RB Community Center ARC to be properly documented and processed.

Duplex Applications

With regard to Duplex applications only, ARC first logs the applications and then immediately forwards them to the Duplex HOA Board, with any attachments, prior to ARC's review. ARC will not review Duplex applications until at least 30 days have passed from the date ARC forwarded the application to the Duplex Board. If the Duplex Board does not respond to ARC within this 30-day time frame, ARC will contact the Duplex Board for its decision. If ARC is unable to reach the Board, ARC will presume the Board has approved the application, and ARC will proceed with its review.

Patio I and Patio II Applications

Patio I and Patio II ARC applications are first logged and then reviewed during ARC's next regularly scheduled meeting. However, if an application indicates work that requires approval by a Patio I or Patio II HOA Board, ARC will review the application and forward it, with any attachments, to the HOA Board for review.

The Patio I and/or Patio II Board must return the original application, with the HOA Board's decision documented in writing on the application, to ARC within 30 days from the date ARC forwarded the application to the HOA Board. If the HOA Board does not respond to ARC within this 30-day time frame, ARC will contact the HOA Board for its decision. If ARC is unable to reach the HOA Board, ARC has the authority to proceed with its review.

ARC MEETINGS

ARC meets on the second Tuesday of each month to review and process architectural requests. Please verify the meeting time with an ARC member or the Community Center office if you plan to attend. All ARC applications are to be submitted to ARC at the Community Center office seven (7) days prior to the meeting date. Homeowners are welcome to attend ARC meetings to discuss their application(s). ARC reviews application requests on a per-case basis for all exterior alterations and/or modifications. ARC's decisions are final.

RIGHT OF APPEAL

Homeowners have the right to appeal ARC's decision by first submitting their written request to the Community Center Board no later than seven (7) days in advance of the Board meeting, scheduled for the third Tuesday of each month at 7: 00 p.m.

The homeowner will then appear before the Eastview Community Center Board to state their reasons for their appeal. The Community Center Board's decision is final.

SUBMITTAL REQUIREMENTS

The ARC application with a revision date of October 20087 has been approved for use by all Eastview homeowners, and applies to any and all architectural requests. No other application will be accepted. Applications can be obtained at the Community Center office, from an ARC member, from a member of your Association Board, or on our web site at *www.EastviewRB.com*.

EXTERIOR PAINTING:

Stucco (All HOAs):

Colors must be approved Eastview colors that appear in the ARC color palette. Homeowners can review the palette which is located in the Community Center office. When submitting an ARC application, include paint number or color chips with your application.

Patio Cover/Structures:

Indicate placement on house or in yard, type of materials, and color.

Patio I & II & Duplex:

Top slats only (no solid roof or cover) are approved. Refer to the ARC color palette in the office. ARC will also consider individual requests to match the color of the stucco, but any exterior modification must include a material that can be painted.

LANDSCAPING:

Landscaping alterations can only be made in the exclusive use areas. Include drawings showing design, type, and size of plants. Remember, there is a 3-foot easement from neighbors' homes. Original drainage patterns must not be disturbed without an acceptable alternate drainage pattern, certified by an engineer and approved by the appropriate HOA Board. ARC does not assume responsibility for determining the appropriateness of any drainage pattern.

AWNINGS AND EXTERIOR WINDOW COVERINGS:

No awnings or exterior window coverings are permitted on any Eastview home.

WINDOW UNIT AIR CONDITIONERS

Window unit air conditioners are not permitted; central air conditioning is the only acceptable option.

ALL ROOFS:

Only the following manufacturers, materials, and/or styles for roofs and garage doors are approved by ARC:

- **Manufacturer:** US Tile
- **Material:** Red Clay tiles: "S" Style
- **Tile Combination:** 20% Fire Flash
20% Terra Cotta
60% El Camino Blend

The Duplex Association has installed concrete roofs on some Duplex homes as a one-time exception. ARC is responsible for identifying all aesthetic maintenance issues as they relate to these and all Eastview roofs.

GARAGE DOORS:

- **Manufacturer:** Any quality manufacturer of roll-up doors.
- **Color (Patio I & II):**
For approved colors, refer to the sample color palette in the Community Center office. ARC will consider individual requests to paint garage doors to match the stucco.
- **Color (Duplex):**
Dark brown
- **Style (All HOAs):**

→ Colonial or Ranch style without windows

→ Stockton Colonial style with clear glass windows

FRONT DOORS

Patio I & II:

- Wooden doors stained natural or dark brown
- Metal doors can be painted to match approved trim color

Duplex:

- Wooden doors stained natural or dark brown
- Metal doors painted dark brown

WROUGHT IRON FENCING & GATES:

Patio I & II & Duplex:

- Front gates cannot be higher than 8 inches above adjacent side walls or fencing
- Gates must be black (unless original was painted brown)
- New gates are to be smooth across the top (without spikes)
- Decorative gate/fence designs are allowed but are not to be excessively ornate or elaborate
- No initials or family crests
- Screening placed on, or attached to, fences must be black

REPLACEMENT WINDOWS (All HOAs):

- All exterior window colors must be dark brown or bronze
- Those homes with muntins (window pane dividers) in the front window(s) must be replaced with the same style window.

SOLAR PANELS

Solar panels should be placed toward the back of the home whenever possible. Please submit an ARC application indicating placement and type of panels.

Duplex homeowners cannot arbitrarily install their own solar panels without direction from the Duplex Board.

SATELLITE DISH:

Patio I & II:

- The dish should not be visible from the front of the home.
- Antennae are to be installed toward the rear of home whenever possible and, if not, on side toward the rear of the home, taking into account the neighbors' windows and their view of your home and the dish.
- Cable used for installation is to be white or off-white in color to blend with stucco and should not be visible from the front of the home.
- Cable is to be anchored securely to minimize movement caused by wind.
- If it is necessary to enter the neighbor's yard for installation, permission from the neighbor is mandatory.

Duplex:

- Placement of any satellite dish must be determined by the Duplex Board.

NEIGHBOR SIGNATURES:

ARC requests will not be considered without notifying two neighbors and obtaining their signatures on the ARC application.

GENERAL ARC POLICIES

- 1. At no time may anything be planted or modified by homeowners in the common areas of the Associations without prior written approval from the Association Board and ARC.**
- 2. No work shall begin on any exterior or exclusive use or common landscape area of the property until the homeowner submits an application request to ARC and obtains approval for that project.**
- 3. No portable outhouse can be placed on common or exclusive use areas during construction. Washrooms located at the Community Center may be used by construction workers.**
- 4. Homeowner requests must comply with all applicable provisions of the governing documents for Eastview property including, but not limited to, Eastview CC&Rs; Eastview RB Community Center Bylaws; California Civil Code; and City and State Codes and/or Ordinances.**
- 5. Booklets containing ARC approved colors are available for homeowner review. ARC encourages homeowners to contact and ARC member with any questions prior to beginning exterior work or before completing their application.**
- 6. Although ARC has selected various approved colors, ARC does not always approve certain color combinations or styles if they do not aesthetically complement the overall exterior and/or surrounding areas where work is to be completed.**

NOTE: ARC approves applications based on aesthetics only – i.e. whether the proposed improvement is compatible with the standards and/or architectural quality of the project.

ARC approval does not constitute acceptance of any technical, structural, or engineering specification, appropriateness of building materials used, compliance of local building requirements, etc. ARC does not accept responsibility for such matters.

SECTION N: PARKING LOT

- 1. Only cars belong to those visiting the Community Center are permitted in the parking lot. There is no overnight parking, nor use of the lot for overflow residential parking.**
- 2. Congregating in the parking lot or perimeter areas is not permitted. The parking lot is not to be used as a playground. Skate boarding or similar activity is not permitted.**

NOTE: The Community Center Board of Directors reserves the right to make changes to this document as it deems appropriate.