

NOTES ON REROOFING

1. All replacement roofs need Architectural Committee Approval before installation

2. In Bernardo Greens East, West, North and in Gatewood Hills, the following materials are acceptable:

Maxi-Tile
Dura-lite Lightweight Tile
Concrete Tile
Eagle-Lite Tile
Cal shake
Aluminum Cedar Shake
Cedar Shake
Decra Tile

The materials quoted above are compatible with and in harmony with existing roofs.

Fiberglass shingles (such as Elk Prestique), asphalt shingles and Hardi-shake are not compatible with existing roofs in these subdivisions.

→ 3. In Bernardo Hills (also referred to as Bernardo Homes) asphalt shingles, fiberglass shingles and Hardi-Shake are compatible with existing roofs and may be used, as well as the materials quoted above in paragraph 2. ←

City permits may be required in some reroofing, in that additional weight of materials may exceed the loading capacity of the structure. It is strictly the owner's responsibility to determine if a permit is required. Structural Engineers can be hired to determine if the structure will support the additional weight of the new materials. Your roofing contractor will be able to assist you in finding a Structural Engineer.

The significant dimensional difference between heavy shake or tile and asphalt or fiber glass shingle is in depth. Shingle is much thinner than shake or tile and creates a somewhat flat appearance. Color of roof is also an important consideration and a sample of the roofing material must accompany the Application.

Policy for Fencing

RBS&T Architectural Committee

Adopted April 11, 2006

Revised May 2, 2006

Regardless of the size of the project, the Architectural Committee will visit all fencing applications. This will include applications where the fence will be replacing an old fence with like for like. Also, in the case of view lots each application will be evaluated individually to consider the configuration of the lot and the impact, present and future, of views on the applicant's lot and the surrounding lots.

- A copy of "Policy for Fencing" will accompany every approved application for fencing.
- Non-view lot fencing shall not exceed a height of 5 feet. In a considered exception, the fence will be allowed to go as high as 6 feet.
- Fencing on a view lot that is solid shall be no higher than 24 inches across the back. The fencing on the sides of the lot is limited to solid fencing no higher than 24 inches within 15 feet of the back of the property. If there is a need for higher fencing, wrought iron or other see through fencing is allowed.
- All fences facing the street will have the finished side facing the street and the post and rails facing the interior of the lot.
- Lots that have a property line at the top of a bank adjoining a view lot may not put fencing of any kind across the back or side of the lot as to impede the view of the property above.
- Lots that have a property line at the bottom of the bank parallel to a street may not put fencing of any kind below the top of their lot grade. Special instructions from the Architectural Committee are needed for any fences constructed below building grade.
- In the case of a shared fence, a good neighbor fence is allowed with the agreement of both neighbors impacted by the fence. This means that every 8 feet the finished side of the fence alternates so both neighbors have a share of the finished side and post and rail side.
- If only one homeowner is constructing a fence, the finished side of the fence shall face the neighbor's lot and the post and rails will face the applicant's lot.
- Back to back fencing is not allowed. Where a fence already exists on one property, the adjacent property owner may not erect a fence that runs parallel to the existing fence.

Finning Procedure

Established By the Board of Directors Rancho Bernardo Swim & Tennis Club

The following procedure will be followed in the enforcement of CC&R requirements in those areas whose CC&R's have been amended to authorize the use of fines:

The Architectural Committee having determined that a violation of the CC&R's has occurred, and having notified the offending party in writing of such determination, having requested correction thereof, and the offending party having ignored or otherwise failed to correct the violation, the Architectural Committee shall take the following action:

Notify the offending party in writing that unless the violation is corrected within a certain length of time, a fine of \$100.00 per day will be assessed until correction has been made. The Architectural Committee shall use discretion as to how much time is given for compliance, depending upon the nature of the violation and the amount of time which normally would be required for compliance, but no more than 30 days except in unusual circumstances.

Once fines have been imposed and providing the violator has cooperated fully in correcting the problem, the Architectural Committee, at their discretion, may waive the fine.

The foregoing procedure shall in no way interfere with a violator's right of appeal to the Board of Directors as authorized by the CC&R's.

RB SWIM AND TENNIS CLUB

ARCHITECTURAL COMMITTEE POLICY

Adopted Board Meeting of Swim and Tennis Club, Tuesday April 20, 2010

MOBILE STORAGE UNITS AND DUMPSTERS

1. Mobile storage units such as Pods and dumpsters may be stored on the driveway for up to 72 hours - to allow for loading/unloading.
2. If storage on the driveway for longer than 72 hours is required, then prior approval from the Architectural Committee is needed. The homeowner must file an Application for Improvement to the Swim and Tennis Club Architectural Committee and await approval before placing the unit on the driveway.
3. The Application for Improvement needs to state the reason for the storage unit/dumpster and must provide an estimated time for the unit to be on the driveway.
4. Application for Improvement forms are available at the Swim and Tennis Club or on line at www.rbstc.com. The form clearly states the process and time lines for Architectural Committee review and approval.