



THE MEADOWS  
DEL MAR

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*Beauty of California*

# COMMUNITY DESIGN GUIDELINES

JANUARY 2025

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## **I. Community Design Guidelines (CDGs)**

These guidelines are meant to encourage uniformity and upkeep while allowing for creativity and newer trends. The Community Design Guidelines (CDGs) and the Covenants, Conditions and Restrictions (CCRs) allow the Architectural Review Committee (ARC), a wide latitude of approval authority. Homeowners should not assume that what exists in the Community for one home will be approved for another. All exterior changes must go through the Architectural Review process. Homeowners should use good judgment in remodels, additions, landscaping, and upkeep. Residents are expected to keep their neighbors' peace, privacy, and views in mind. Scale and style should blend with the existing homes. A uniform, elegant, and well-kept appearance will enhance the value of the Meadows Del Mar Community and its homes.

### **1. Design Theme**

Home exteriors and landscaping should blend with the theme of the Meadows Del Mar which is Early California Rural Estate. Spanish, Mediterranean, and Tuscan elements blend well with this architectural style. Adobo, Victorian, Georgian, and Modern architectural styles are not permitted. Varying styles may be considered with Architectural Review Committee (ARC) approval.

### **2. Exterior Colors and Materials**

All finishes, paint colors, applied moldings, brick and stone veneers must be uniform on all exterior walls. Once a project starts, it must be completed within 12 months.

#### **2.1. Paint Color**

Exterior stucco paint should be in warm neutral colors. Vibrant colors are not permitted including pure bright white. Whites should have a reflective value below 80 and not have blue undertones. Excessively dark wall colors are not allowed.

Moldings, shutters, window trim, roof tiles, and doors (including garage doors) may be in similar or contrasting colors that appropriately accent the wall color. Paint color should complement or blend with stone or brick applications to avoid color conflicts or stark contrasts. Exterior paint color should not match the surrounding neighbors; slight variation is encouraged, specifically if the homes have similar architecture. Paint swatches of 2ft x 2ft or greater should be applied to various areas of the front of the home for easy review by the homeowner and the ARC. Approvals will be granted on a case-by-case submission as no two homes are the same.

Paint should be of high quality and maintained like new.

## **2.2. Exterior Walls of Home**

Fine sand-troweled or smooth stucco is the preferred wall material. Wall paint finish should be matte. Wood shingles, cement siding, and vinyl siding are not permitted.

## **2.3. Brick and Stone Veneers**

Most neutral stone or brick veneers are acceptable. River rock and exposed concrete block are not permitted. Stone veneers should not be painted.

## **2.4. Roofs and Roofing Materials**

Sloping roofs are required. Flat roofs are not allowed except for an area no greater than ten percent (10%) of the total roof area of the building.

### **a. Roof Materials and Colors**

Concrete, clay, or slate roof tiles are preferred. Roof tiles are suitable in a range of colors. They should blend or accent the stucco color. Taupe, Terra Cotta, deep browns, and grays are acceptable. Blends vs. solid colors are recommended. Non-traditional colors such as bright reds, blues, white, and greens are not permitted. Shingle and metal roofs are not permitted.

### **b. Satellite dishes, solar equipment, other roof accessories**

Penetration of sloping roofs by plumbing vents, flues, etc., should be confined to the sides of the sloping roofs not visible from the street and whenever possible, set low enough on the roof as to not penetrate the silhouette of the roof form. All roof vents shall match the roof tile color.

Roof-mounted mechanical equipment, except solar panels, are not allowed.

Satellite dishes should be less than 20 inches in diameter and not visible from the street or golf course. They must be painted to blend with the finish of the area it is mounted to and all the wires and cables should be concealed in conduit that is painted to match the wall.

## **2.5 Driveway & Front Walkway Paving**

Paving material can be brick, pavers, scored and banded concrete, exposed aggregate, or natural stone. Asphalt, dirt, bare mulch or gravel driveways and walkways are not allowed. The color of selected material should blend with the home.

## **3. Fences and Gates**

Perimeter and shared side yard fencing shall be tubular steel and must be painted the approved HOA color, Cordwood (SW-8756N). Decorative fences and gates should blend with the home and be consistent with the theme. Fencing shall be constructed

of tubular steel, solid bar steel or wrought iron. Metal fences should be painted and maintained free of rust. Dark neutral colors are recommended. Shiny metallic or bright colors are not permitted. Landscape fencing should blend with the natural environment. Wooden fencing (excluding gates), Plexiglass, chain link, glass, and glass block are not permitted.

#### **4. Doors and Windows**

Doors and windows should be consistent with the theme of the architecture and appropriate in scale. Doors and windows should be consistent on all elevations with additional details allowed on the front of the home. Windows and doors should be recessed a minimum of 4 inches and garage doors, 12 inches. If divided lite windows are used, the grilles must be true divided lite or have moldings applied on both sides. Exterior snap-on grilles or interior only grilles are not permitted. Front doors should have some detail, slab doors are not permitted.

##### **4.1 Door and Window Frame Material**

Wood, metal, and fiberglass, are allowed. Doors and windows should mimic painted or stained wood. Metallic and bright colors are not allowed. Vinyl doors and windows are not permitted.

##### **4.2 Glass**

Reflective window glass or colored glass is not permitted. Only gray color tinted glass is allowed.

#### **5. Awnings**

Awnings are not allowed on the front of the home or over garage doors. Awnings are permitted on the back and sides of the home. Colors and patterns should complement or coordinate with the home exterior and be consistent if more than one awning is used.

#### **6. Building Setbacks**

There should be no primary building or permanent structures built or placed in any setbacks. Each lot has specific building setbacks. The homeowner is responsible for knowing their lot and the required setbacks.

A building setback is defined as the distance from a curb, property line, or structure within which building is prohibited. Setbacks are building restrictions imposed on property owners.

As a rule:

1. 10 feet from the side property line, 20 feet from the front property line
2. 25 feet (if front facing garage) and 25 feet from the rear property line
3. 40 feet from the rear property line if on the golf course or brush management zones

## **7. Building Dimensions**

Roof height of the main home, or guest Casita, shall not exceed 35 feet from the approved pad elevation. For lots less than 25,000 square feet, homes must be a minimum of 3,300 habitable square feet and must not exceed 6,600 square feet measured from the exterior of the perimeter walls. For lots great than 25,000 square feet, 9000 square feet maximum is permitted. Allowable square footage does not include:

1. Garages
2. Stairwells & two-story open spaces
3. Subterranean basements
4. Fireplaces mounted on exterior walls

Patio structures may not exceed 15 feet in height. Per the Del Mar Mesa Specific Plan, the maximum lot coverage for all residential lots in the Meadows Del Mar is noted below:

1. Two-story home: 30%
2. One-story home: 40%

## **8. Outdoor Structures: Gazebos, Trellises, and Arbors**

The height of outdoor structures (arbors, trellises, gazebos, kitchens, media centers, etc.) should be no higher than 15 feet. They must match or blend with the existing house in color and style. Outdoor structures must not encroach setbacks. Materials should comply with fire codes and brush management rules if your home is in a brush management area. Open shade structures (gazebos, pergolas, barbeque covers) can be built into rear setbacks on brush management zones if made of fire-resistant materials no closer than 10 feet to the top of the slope or rear property line.

## **9. Barbeques, Exterior Fireplaces, Fire Pits, and Pizza Ovens**

The homeowner is responsible for knowing and complying with building and fire codes.

### **9.1 Barbeques and Pizza Ovens**

The design should be integral with the design of the residence. All units should be positioned to minimize smoke intrusion to the neighboring lots. Free standing or permanent barbeques or pizza ovens should not be located within 8 feet from the top of a slope or within a setback.

### **9.2 Exterior Fireplaces**

Exterior fireplaces are not allowed in any side yard setbacks. Fireplaces should complement the design of the house and placed to minimize smoke intrusion to the neighboring lots.

## **10. Accessory Dwelling Units (ADUs and JADUs)**

State law allows the addition of one Accessory Dwelling unit or Junior Accessory Dwelling unit to properties zoned for residential use.

ADUs should conform with the style of the main home with uniform finishes on all sides.

The County of San Diego has strict rules regarding ADUs including, design, square footage, parking, zoning, fire and safety features and setbacks. All ADUs require county permits and inspections. Refer to the County website's zoning division at [www.sdcountry.ca.gov](http://www.sdcountry.ca.gov)

Newly constructed Accessory Dwelling units are considered a major remodel per these guidelines and will require, an ARC application, construction deposit, professional reviews, and review fees.

## **11. Common & Garden Walls and Columns**

Walls and columns should match or blend with the finishes of the main home. Garden walls in the front should not exceed 3 feet unless approved by the ARC. Columns should match the architecture of the home and be appropriate in scale.

### **11.1 Common Walls/Fences and Landscaping of Common Walls/Fences**

Common walls between two adjacent homes are shared. The design of the structure, including stone caps, cannot be altered. No structure, i.e., storage sheds, can be attached to the common walls. Residents are not mandated to obtain neighbor signatures for approval, however, are encouraged to discuss vines, hedges, and border trees with adjacent neighbors if the landscaping is significantly visible to the neighbor. Significant plantings that reach a height of 15ft or more along common walls will require approval by ARC.

Common walls should be painted the uniform color designated for MDM which is Tavern Taupe (SW 8673) or the same color of the home stucco with a hedge planted in front of the endcap.

Common walls cannot be extended to the street and must be set back a minimum of 20 feet depending on the lot.

## **12. Landscaping**

Trees, hedges, and shrubs should be primarily drought tolerant varieties. They should not have invasive roots or overhang property lines at full maturity. The homeowner is responsible for root barriers and trimming canopies that overhang the property line.

### **12.1 Design and Theme**

An organized plan with a simple palette is encouraged. A random mismatch of plantings is not permitted.

The theme of the Meadows is Mediterranean, not tropical or desert. Use of approved palm trees and cacti can be used sparingly in front yards. An all-succulent yard is not permitted. Bamboo is not permitted.

## **12.2 Plant Materials**

Plant materials must be able to mature within the environment in which they are placed. Material compatible with the local soil condition saves time and expense. The quality of plant materials must be of the highest order to ensure a normal growth pattern. Root bound, weak branched, diseased, and malformed plants should not be planted and/or must be removed and replaced. Installation of the plant materials should be accomplished in such a manner that potential maintenance problems are minimized and/or eliminated.

The use of artificial, imitation, or plastic plants, is not allowed in the ground or anywhere that can be viewed from the street or neighboring property.

The ARC reserves the right to reject any plant materials deemed unsuitable by them or their consultants.

## **12.3 Trees**

Any tree reaching 15 feet or higher at full maturity requires ARC approval. Trees should be positioned such that canopies will not overhang property lines at full maturity.

Front yards must have at least one tree.

Tropical palms such as King and Queen palms, and large Bird of Paradise should not be used in front yards. Mediterranean, Canary and Roebelenii palms are acceptable. Low growing palms and tropical hedge plants, such as Saga Palms are permitted. Back yard palms are not restricted.

Large trees such as Camphor, Ficus, Coral, Jacaranda, Sycamore, Oak, and Pepper trees are discouraged due to their large canopies and invasive roots. If such trees are used, the homeowner is responsible for managing the roots with root barriers or root pruning and regularly trimming canopies to prevent overhang into neighboring properties and streets. If roots damage the streets or neighboring property, the homeowner may be held responsible for damages.

## **12.4 Hedges**

Privacy hedges in side yards and back yards should not extend more than 10 feet in height or four feet past the top of the common wall. Hedges in front yards that border the street, should not exceed 3 feet. Hedges with invasive roots are discouraged. Bamboo hedges and Ficus hedges are not permitted.

## **12.5 Maintenance and Ground Cover**

Landscaping in front yards should be kept healthy and always trimmed. Planting beds must be free of weeds (including Pampas Grass), and covered with mulch or some type of attractive ground cover. Large expanses of ground cover without plantings are not permitted. Gravel (small or pea size), lava rock, pine needles and “hairlike” mulch, i.e. (gorilla hair) are not permitted as ground cover.

## **12.6 Drainage and Irrigation**

Drainage and irrigation should follow city ordinances. Irrigation should have minimal to no overspray onto the roads or brush management areas. Residents must maintain their irrigation systems and fix broken heads, pipes, and drip lines immediately to avoid damage to common areas and surrounding property. Use of water efficient drip lines and irrigation heads are encouraged.

## **12.7 Slopes**

All slopes must be stabilized and completely covered with ground cover, plantings, and trees. Slopes exceeding 5 feet must meet city planting requirements. Rear slopes may not be altered, backfilled, or extended to increase the property pad.

## **12.8 Sod /Lawn**

Lawn should be installed with automatic irrigation systems. Grass varieties should be drought tolerant and suitable to Southern California zones. Large areas of grass are not permitted in front yards. Grass must be bordered by attractive maintained hedges and/or broken up with plant beds.

## **12.9 Artificial Turf**

Artificial turf should be comprised of non-toxic material, and made to the height, density and colors that best represent natural turf. Artificial turf in front yards should be broken up with plants and hardscape. Large blank expanses of artificial turf in front yards are not permitted. Appropriate irrigation to shrubs, plant beds and trees must be installed and indicated in the design. *Please refer to the Artificial Turf guidelines on page 24.*

## **13. Vacant Lots**

Vacant lots must be maintained to prevent erosion, control weeds, and rodents, and in a manner that is not unsightly or unsafe. Vacant lots must be mulched regularly.

## **14. Lighting**

### **14.1 Landscape Lighting**

Low voltage landscape lighting is encouraged to create pools of light and emphasize and accent feature trees, architectural elements, and the path of entry to a home. Flood lighting of homes, walls, and exterior spaces should be

avoided. Lights should be focused inward to core yard areas, leaving darker side perimeters between homes. Landscape lighting fixtures, controls and equipment should be minimally visible. Lighting design should minimize nuisance light to adjacent properties and conform to the County of San Diego Dark Sky Ordinance.

#### **14.2 Exterior Lighting Fixtures**

Sconces, lanterns, pendants, and lamp posts should match with the existing design, color scheme and scale of the home. Lighting should be subtle and conform to the County of San Diego Dark Sky Ordinance.

#### **14.3 Holiday Lighting**

Holiday lighting can be installed on or after October 15<sup>th</sup> and not turned on until November 15<sup>th</sup> and should be removed by January 15<sup>th</sup>.

### **15. Pools**

In-ground pools should be at least 5 feet from any side or rear property line and built in accordance with city ordinances. Pool equipment should not be visible from the street or neighboring properties and water features and pumps should comply with city noise ordinances. Pools must meet safety standards and appropriate barriers must be used to limit access per City codes. Large backyard projects with pools, landscape features, structures, or paving will require an ARC application, professional review, and fees. Changes requiring pool drainage, such as surface repair or border tile upgrades, must be approved by the ARC in advance of work due to drainage concerns.

Pools must be regularly maintained, filled, cleaned, and chemically balanced so as not to be an eyesore, harbor pests, cause odor nuisance to surrounding neighbors.

### **16. Sport Courts and Play Structures**

Permanent sport equipment and sport courts are not permitted. Play structures should not be visible from front yards. Placement should not invade the privacy of surrounding neighbors nor cause a noise disturbance. Large play structures should not encroach side yard setbacks.

### **17. Utility Boxes, Pool Pumps, Heaters, and Trash Cans**

Utility boxes and other equipment should not be visible from the front yard. Trash containers and enclosures must be completely screened from the streets and adjacent properties.

### **18. Solar Panels**

Solar panels should be minimally visible from the front yard. No ground solar is permitted. Conduits and other solar accessories must be minimally visible from the

front street view and painted to match the exterior of the house. Reputable, licensed, and city-approved contractors must be employed.

## **19. Statues and Fountains**

Statues or fountains in front yards should not be offensive and be in appropriate scale to the yard and other hardscape features.

## **20. Flagpoles**

One American flagpole is allowed per lot. The pole height shall not exceed 15 feet. No lighting of the flagpole or flag is permitted. No other flag poles are permitted.

## **21. Contractors**

Contractors must be licensed and insured and be able to provide evidence of such. Before commencing construction, the homeowner must provide the contractor with the "Contractor Rules." The homeowner will be held financially responsible for any damage to common areas and neighboring property caused by any of their contractors or workers.

## **22. Parking**

Parked vehicles must not obstruct passage of cars or trucks. No vehicles can be parked across from a resident's driveway or block any portion of a driveway. Violations may result in vehicles being towed at the owner's expense.

## **23. Changes and Amendments to the CDGs**

The Community Design Guidelines and the Review Process are subject to change at the Board's discretion and the changes will be communicated to the residents with a 30-day notification.

## **24. Subjective Decisions**

Approval will be based on Community Design Guidelines but the ARC has the right "at its sole discretion" to approve or disapprove a change if it is not specifically addressed within these CDGs.

## **25. Compliance with City, County, Fire, and California Building Codes & Ordinances**

Members of the ARC are not experts in building codes, fire codes, or government ordinances. It is required by these CDGs and CCRs that the homeowner ensures all home improvements are following city, fire, and other government regulations. The ARC is not responsible for oversight, education, or homeowner compliance in these areas.

## II. PROJECTS REQUIRING APPROVAL

### 1. Projects Requiring Architectural Review and Approval

- a. New home construction
- b. Major remodeling – room additions, expansion of main building, ADUs, etc.
- c. Exterior changes (see list below)

Homeowners must submit an application to the Community Manager before any work commences. If the homeowner proceeds without ARC approval, they may be required to remove or alter the improvement at their own expense and possibly incur fines.

### 2. New Home Construction and Major Remodeling

New home construction and major remodeling requires ARC approval and professional review by a licensed Architect. Full architectural plans and a professional review fee will be required in addition to a refundable construction deposit. Homeowners should refer to the 1999 Community Design Guidelines (CDGs) for more detailed instructions. Major remodels include interior changes affecting square footage, room additions, outdoor kitchens, pools with structures.

### 3. Significant Exterior Changes (approval required)

Significant exterior changes to an existing home requires ARC approval. Many significant exterior changes (excluding new home and major remodels) may NOT require a professional review or fee. The changes below require ARC approval prior to installation.

- *Any exterior “structure such as trellises, gazebos, arbors, fireplaces, outdoor kitchens, guest houses, pool houses, rock waterfalls, etc.*
- *Exterior painting in a different color*
- *Exterior applied stone or brick - addition or alteration of existing*
- *Solar panels*
- *Exterior lighting fixtures*
- *Roofing tiles, other than the same tiles*
- *Swimming pool (installation, repair, draining, or any work that would require pool drainage such as changing pool tiles or surface). Approval required (and license number needed) to ensure that if illegal drainage of pool into storm drains occurs, the company is held liable versus the HOA.*
- *Redesign, changes, upgrades to the front yard or visible changes (from the street or golf course) to the back yard, including but not limited to plantings (i.e., trees, hedges, flowers), sod removal, ground cover, irrigation, etc.)*
- *Barbeque grills, fire pits, and fire features*
- *Fences - addition or redesign*
- *Changing front door do a different style or size*
- *Changing window style, shape, material, or size*
- *Balconies - addition, or alteration of existing*
- *Retaining walls and garden walls in the front yard – install or redesign*

- *Planting of trees that reach a height of 15 feet or more at maturity*
- *Artificial turf in front yard*
- *Fixed awnings*
- *Front walkway or courtyard expansion, addition, or redesign*
- *Sun Shades or decorative curtains on the back of home (if visible from the street or golf course)*
- *Adding rain gutters (painted to blend with trim and stucco)*
- *Front Walkway or courtyard – expansion, addition, or redesign*
- *Any changes to low voltage landscape lighting in front yard*
- *Driveway expansion, addition, or redesign*
- *Front yard hardscape/paving materials – installation or repair*
- *Planting tall vines, hedges, or trees along common walls significantly visible to the neighbor*
- *Any changes to a common wall visible to the adjacent neighbor*
- *Water fountains or statuary in the front yard*

#### **4. Non-significant Changes (only require notification, not approval)**

Non-significant changes do not need architectural review or approval. However, as a courtesy, please inform the Community Manager in writing if the work is expected to take 3 or more days to complete. Design Guidelines on improvements and contractor rules still apply. The following are a list of improvements that do not require advance ARC approval.

- *Interior changes not affecting square footage*
- *Backyard and side yard paving repair, like for like*
- *Counter top material on barbeques and outdoor kitchens, etc.*
- *Play structures (play structures must not encroach setbacks or invade privacy of neighbors)*
- *Small satellite dishes not visible from the front of the house*
- *Replace struggling plant or small tree, like for like*
- *Changing front door hardware*
- *Low voltage landscape lighting repair or replace, like for like*
- *Changing out air conditioning compressors, water filters or pool pumps (same location, like for like)*
- *Replacing sod, like for like*
- *Repair and maintenance work such as replacing cracked concrete or paving material, replacing broken roof tiles, with like for like material*
- *Removal of large trees*

#### **5. Professional Drawings and Professional Review**

All major remodels and new home construction will require professional drawings and plans from a licensed architect as well as a professional review and review fee.

**If homeowners are uncertain if their project is significant or not, they should contact the Community Manager.**

### **III APPROVAL PROCESS**

#### **1. Submit Required Forms, Information, Fees, and Deposits**

- Prior to commencing a project, or the installation of an improvement, the homeowner is required to visit the HOA website at [www.meadowsdeldelmarhoa.com](http://www.meadowsdeldelmarhoa.com) to review the information and protocols as well as download the ARC application.
- Fill out the application and include information to explain and depict the project. Use the Home Improvement Checklist as a guide. Review fees and construction deposits will be collected at this time on new home construction and major remodels only.
- Send the completed application, signed agreement and all supporting documents, pictures, designs, paint names, etc. to the Community Manager. Paperwork and supporting documents and photos should be emailed to the Community Manager.
- Once received, the application will be logged and the ARC will be notified and sent copies. The Community Manager will inform if further information is needed or if the project requires an outside architect review with fee.
- The ARC will review your project within 45 days from receipt and approve it, deny it, request further information, and/or schedule a site visit. If a review meeting is held, the homeowner will be invited to attend.
- An Approval letter will be emailed, allowing the homeowner to begin work.
- The ARC or Licensed Architect will follow up on the progress of the project and sign off after final inspection. Professional site visits by an outside architect requires payment and such visits are charges to the homeowner. ARC visits are free of charge.
- The Construction Deposit, if applicable, will be refunded to homeowner upon completion of the project. Any fees may be deducted from the Construction Deposit and are subject to replenishment by the Owner.

#### **2. Neighbor Approval**

Approval from neighbors is NOT required unless the change involves a common wall or if the ARC and/or Board of Directors determines that the project may impact a neighbor. As a courtesy, homeowners should inform their immediate neighbors of their project and expected time frame, especially if noise and vehicles are involved.

#### **3. Review Fees, Inspection Fees, and Construction Deposits**

Non-refundable Review Fees are required for major remodels and new home construction. Site inspection by a licensed architect and construction deposits are required for projects involving major construction. Construction fees are refundable.

#### **4. Timing of Approval**

The ARC will begin review within a week of submission and will issue a reply within the allowed 45 days. New home construction major remodels will go directly to the Architect and the time limit extends to 60 days.

#### **5. Time Limits and Construction Deposit Refund**

Once started, projects must be completed within 18 months of approval. If the project is delayed, the homeowner should notify the Community Manager. If the period before commencing exceeds 12 months, a new application, with fees, if applicable, may be required. Once completed, the homeowner must notify the Community Manager and inspections will be scheduled. The Architect or the ARC will “sign-off” and construction deposits will be refunded within 90 days.

#### **6. Denial**

If a project is denied, the homeowner must alter the change or abandon it. If the homeowner proceeds without authorization, then the Board/ARC has the authority to impose fines until the changes are brought into compliance. The homeowner will be given a reasonable amount of time to alter or undo the change(s) per the Board’s discretion. After such reasonable time, if the homeowner has not complied with the Board’s request(s), a penalty may be imposed (see the Fees and Fines Section for current rates).

#### **7. Appeal Process**

If the ARC denies your change(s), you can dispute the Committee’s decision and potentially override it by requesting a variance or justifying it. If the ARC still denies the change, you may appeal to the Board of Directors.

### **III. ARCHITECTURAL / LANDSCAPE REVIEW**

This application is for major remodels, new construction, or significant changes only. Use this form for the initial project and any subsequent changes or alterations of original design. This form and the Architectural Review Agreement may be scanned and emailed to the Community Manager. For more involved projects involving larger drawings and payments, you should use regular mail or drop off the information.

### **IV. QUICK REFERENCE FOR ARCHITECTURAL REVIEW**

- 1.** Develop a plan for your project with design specifications, contractor names, and supporting items such as photos and manufacturer names etc. Refer to the Checklist for Architectural Review-page 24.
- 2.** Email or call the Meadows Del Mar Community Manager with your home improvement intention.
- 3.** If the project is a major remodel or new construction, a fee and construction deposit will be required. Non-significant changes do not require an application or review.
- 4.** Send the completed application, signed agreement and all supporting documents, pictures, designs, paint names, etc. back to the Community Manager. Paperwork and supporting documents and photos can be mailed or scanned and emailed. The application paperwork can also be dropped off to the Community manager. Most projects require no fees.
- 5.** Once received, the application will be logged and the ARC or consultant Architect will be notified and sent copies.
- 6.** Certain projects will receive instant approval; others may require more information and a site visit. If a review meeting is held, you will be invited to attend.
- 7.** Approval letter will be emailed and regular mailed allowing you to begin your project.
- 8.** The ARC will follow up on the progress of your project and sign off on the final approval.

## **VI. CONTRACTOR RULES**

The homeowner should provide these rules to all contractors and workers.

### **1. Licenses and insurance**

Workers and Contractors must be licensed, bonded, and insured. They must have and provide evidence of Workers' Comp Insurance.

### **2. Damage to common property or neighbor's property**

Any damages to common property, vehicles, or neighbor's property are the financial responsibility of the homeowner. It is the homeowner's responsibility to ensure their contractors and workers are licensed, bonded, and insured.

### **3. Adherence to design guidelines (CDGs)**

All contractors and workers are to be made aware of the Community Design Guidelines and all applicable Rules and Regulations by the homeowner. Contractors, subcontractors, workers, supervisors, and suppliers are expected to adhere to these guidelines and rules.

### **4. Construction Hours**

Monday-Friday 7:00am -5:30pm

Saturday 8:30am-4:30 pm

*(Use of Cranes, bulldozers, other large equipment or noisy work is limited on Saturday to morning hours.8:30-11:30am)*

Sunday and

Major Holidays No Work

Exceptions: Interior workers such as painters, electricians and plumbers are permitted to work outside of these construction hours provided they park their vehicle in the customer's driveway and their work does not involve noise.

### **5. Emergency work can be done at any time**

### **6. Speed Limit**

25 miles per hour

### **7. Site Conduct and Safety Precautions**

All contractors, workers, and suppliers shall take all necessary precautions for the safety of all persons, material, and equipment on or adjacent to the site; furnish, erect, and maintain approved barriers, lights, signs, tape, or cones to give adequate warning to anyone near the site of dangerous conditions during the work.

**7.1** Contractors and workers shall follow all applicable state and federal OSHA rules and regulations

**7.2** No animals are allowed at a construction site or in any vehicles

**7.3** No drugs or alcohol are permitted

**7.4** No loud music is permitted

**7.5** Vehicles must not block any driveway or be parked directly across from a driveway. Every attempt must be made to have vehicles park only on one side of the street.

**7.6** Construction vehicles, including trailers, are not allowed to remain on the streets after construction hours. Vehicles left on the street may be towed away at the owner's expense

**7.7** Contractors are not allowed to set up work space or conduct work on HOA streets or the common areas

## **8. Temporary Construction Facilities**

All storage bins, dumpsters, building equipment, building materials, and temporary toilets used in connection with new construction or remodeling must be placed on the owner's property behind the curb and off the street. If this is not possible, written permission by the ARC is required in advance. Dumpsters placed in the street must have a ¾ inch plywood plate under each foot or other adequate protection to prevent damage to the street. Reflective cones or tape must be placed around these containers.

The following temporary construction facilities, as applicable to the project, shall be placed on the Owner's Lot before construction commences:

**8.1 Temporary water:** A temporary water riser together with 150 feet (minimum) of 1" heavy duty rubber water hose, irrigation facilities for dust control and a hose stand shall be provided and installed.

**8.2 Temporary Electric:** A metered power outlet shall be provided and installed in accordance with the requirements of San Diego Gas and Electric (SDG&E) and the City.

**8.3 Temporary Toilet:** A temporary toilet in good condition shall be required with a weekly chemical maintenance program. These units shall be maintained in a clean, sanitary, and odorless condition. The unit must not be visible from the street and/or must be camouflaged.

**8.4 Dumpster:** Commercial dumpsters may be placed on the street, however, must be removed daily. Dumpster are not allowed overnight on the street. A regular dumping service shall be maintained so that overflow and unpleasant odors do not occur.

**8.5 Temporary Construction Trailer:** Trailers shall be no smaller than 8' x 16' (box size), of recent construction and in good repair. No construction "shacks" will be permitted. All signs must be removed from trailers.

**8.6 Storage Bins:** Storage bins for on-site material storage are not allowed overnight.

**8.7 Chain link fence** must be installed during construction along the rear and back 20' of the side yards on all homes adjacent to the golf course to prevent debris going onto the golf course

## **9. Site Maintenance**

**9.1** Maintain the site, streets, adjacent property daily in a neat and clean condition, neatly stockpiling all materials delivered for or generated by the work and immediately removing any waste material or debris generated by the work to a dumpster or off-site.

**9.2** Equipment not in daily use must be removed from the job site or stored behind or on the side of the residence to not be visible from the street.

**9.3 Maintain** continuous dust control on the lot during construction operations.

**9.4 Any** spoils generated from the site grading must be placed on the Owner's Lot. No material may be placed on the street, common area, or neighbor's property. Storm drain inputs must be protected according to City and County regulations.

All excess spoils shall be removed promptly and disposed in accordance with City and County rules and regulations at controlled dumpsites.

All concrete wash down shall be done on the project site and not allowed to wash onto adjacent properties or into the street. The Owner shall be responsible for all costs of cleanup if this procedure is not followed.

## **10. Compliance**

The ARC and the Board reserve the right to stop construction and deny site access to any contractor, worker, or supplier who are in violation of these regulations as well as impose fines on the homeowner.

## **VII. FINES AND FEES (Subject to Change)**

### **1. Review Fees:** (non-refundable)

- \$5,000.00 per submission for new construction, ADUs and major exterior remodel
- \$500.00 per submission for projects requiring professional review

### **2. Inspection Fee**

- \$ 1,000.00 per professional site inspection

### **3. Construction Deposit:** (refundable)\*

- \$30,000.00 for new construction, ADUs and major remodels
- \$5,000.00 for structures, pools, or major landscaping/hardscaping

## VIII. DEFINITIONS

**Approved Pad Elevation** The certified elevation that has been approved by the city pursuant to the approved The Meadows Del Mar Community rough grading plan.

**ARC** Architectural Review Committee of the Association whose members are appointed pursuant to the CC&Rs.

**Architectural Review Fee** The fee assessed by the ARC in connection with the review of the submittal plans and specifications by an outside expert such as a Licensed Architect or Landscape Architect contracted by the Board.

**Association** Meadows Del Mar Homeowner's Association

**Board** The Board of Directors for The Meadows Del Mar Homeowners' Association, elected pursuant to the Bylaws of the Association.

**Building Line Plan** Illustrative diagrams defining the building line boundaries and maximum building height.

**Building Permit** A permit issued by the City required for the construction of certain improvements on a Lot.

**CC&Rs** the Declarations of Covenants, Conditions and Restrictions

**CDGs** Community Design Guidelines

**City** The City of San Diego, County of San Diego, State of California.

**Community Manager** The designated individual from the contracted Management Company who is assigned to manage the affairs of the Meadows Del Mar Homeowners Association.

**Community Design Guidelines** Architectural and Landscape Guidelines contained in these Regulations, also referred to as the CDGs.

**Construction Deposit** The refundable security deposit required to be paid by the Owner prior to starting construction. The Construction Deposit is charged to cover the possible cost of any damages to person or common property caused by the Homeowner, or the Homeowner's contractor or workers, during, or associated with, the construction project. It also assures expeditious project completion per approved plans and specifications. Fees and fines will be deducted from this deposit.

**Design Guidelines** Architectural and Landscape Guidelines They are also called the Community Design Guidelines or CDGs.

**HOA** Home Owner's Association

**Lot** Residential Lot owned by an Owner.

**Management Company** The property management company hired to manage the affairs of the Meadows Del Mar Homeowner's Association.

**MHOA** Meadows Del Mar Home Owner's Association

**MDM** Meadows Del Mar

**Setback** A distance from a curb, property line, or structure within which building is prohibited. Setbacks are building restrictions imposed on property owners. Setback are also called building setbacks.

## ARCHITECTURAL AND LANDSCAPE REVIEW APPLICATION

Homeowners (First & Last Names)	
Home Address	
Email Address	
Phone Number(s)	

### Description of Project:

An attached letter is acceptable for more detailed projects. As applicable, blueprints, paint chips, drawings and photos should be included. The more information, the better. If you have more than one design/tree or paint option, include all. Label: option1, option 2...option3... Refer to ARC checklist.


Will your project require City or County Permits:	Yes <input type="radio"/>	No <input type="radio"/>	If yes, are they approved? Yes <input type="radio"/> No <input type="radio"/>
Will a variance be required?	Yes <input type="radio"/>	No <input type="radio"/>	If yes, please provide written detail
Anticipated work start date:		Finish date:	

### DESIGN TEAM INFORMATION:

<b>Architect:</b>	
License #:	
Contact Person:	
Email:	
Phone:	

<b>Landscape Architect:</b>	
License #:	
Contact Person:	
Email:	
Phone:	

<b>Builder/ Contractor:</b>	
License #:	
Contact Person:	
Email:	
Phone:	

<b>Landscape Contractor:</b>	
License #:	
Contact Person:	
Email:	
Phone:	

Attach signed agreement, include fees and deposits if applicable, blueprints, drawings, paint chips, color boards, photographs, etc.

# MEADOWS DEL MAR HOA (MHOA) ARCHITECTURAL REVIEW AGREEMENT



Address \_\_\_\_\_

I, \_\_\_\_\_, the Owner, understand and agree to the following conditions: *(Initial each clause and sign and date)*

1. Prior to the commencement of significant exterior additions, construction, planting, or alterations, I agree to submit to the MHOA Architectural Review Committee for their review and approval, an application and plans that conform to, and abide by, the Meadows Del Mar Community Design Guidelines. \_\_\_\_\_

2. Attached are the required supporting documents as specified in the ARC checklist which depict the work proposed. I agree to pay all fees such as a Review Fee or Construction Deposit if applicable. \_\_\_\_\_

3. If I fail to submit the required plans and do not obtain the approval of the ARC prior to the commencing of improvements or if my construction does not comply with approved plans, this action shall constitute a violation of the Declaration of Restrictions (CC&Rs) for the Meadows Del Mar and I may be required to modify or remove the unauthorized improvements at my expense within a specified period or incur fines. Likewise, I agree to reimburse the MHOA for all expenses it incurs in compelling my compliance with these guidelines. \_\_\_\_\_

4. Plans and specifications submitted shall not violate any restrictive covenants not any of the conditions or the building or zoning codes or the land use regulations of the MHOA. Further, nothing contained herein shall be construed as a waiver or modification of any said restriction(s). I understand that approval by the ARC is not a substitute for approval by the necessary and appropriate City and/or county or state agencies. \_\_\_\_\_

5. If a building permit from the City of San Diego or other governmental agencies is required. I will obtain the applicable permit prior to the commencement of any work. The ARC does not assume any responsibility for my failure to obtain such permits. Likewise, the ARC does not advise as to the necessity for permits or review plans for the purpose of guaranteeing quality of work or compliance with specific governmental requirements. Obtaining such permits does not waive my obligation to obtain approval from the ARC. The cost of any permits and the responsibility of obtaining permits and subsequent inspections will be my responsibility. \_\_\_\_\_

6. It is my responsibility to notify my contractor(s) of all the rules, regulations, and standards for contractors in the MDM, and I take responsibility for the actions of my contractor and subcontractors and their conformance to these rules and standards. All operations shall be carried on between the hours of 7:00 A.M. and 5:30 P.M., Monday through Friday and 8:30 A.M. and 4:30 P.M., Saturday. Large landscaping or construction trucks are limited to 8:30 A.M. to 12:30 P.M. on Saturday. No construction work will be conducted on Sunday and major holidays. \_\_\_\_\_

7. All rubbish, debris and unsightly material, or objects of any kind shall be regularly removed from the property and not allowed to accumulate on common area. \_\_\_\_\_

8. I agree to hire licensed, bonded, and insured contractors and I assume full responsibility for any damages made to common areas of the MDM or a neighbor's property by actions of my contractors and their subcontractors. \_\_\_\_\_

9. All works of improvement shall commence within six (6) months after date of Final Plan approval and be completed within twelve (12) months, unless otherwise specified in writing by the ARC. If work is not commenced or completed within the above specified times, approval will be voided and a new submission and applicable fees will be required. \_\_\_\_\_

My signature below signifies my understanding of all the above information. Signature by an agent does not waive my agreement to these terms and conditions. If an agent signs, a copy of the authorization for signature must be attached.

X \_\_\_\_\_ X \_\_\_\_\_  
Owner's Signature(s) Date

## ARTIFICIAL TURF GUIDELINES

- Only First Quality turf with a minimum 10 Year warranty against fading and fiber degradation will be used for this installation.
- The synthetic turf will have a thatch layer with a minimum (30%) brown blade. The primary turf blades will be composed of a minimum two-tone green mix.
- The primary synthetic turf yarn type will be lead-free and composed of virgin polyethylene, with polypropylene yarn used for supplementary purposes only.
- The tufted pile height will be no less than 1.5" and no greater than 2".
- The minimum tuft bind will be 8 lbs.
- The minimum pile face weight will be 55 oz.
- A minimum of 1-layer (at least 7 oz./SY) Polybac perforated primary backing will be installed.
- A minimum 20 oz. polyurethane secondary backing will be attached to the synthetic turf.
- A minimum of 3" of existing natural soil will be removed and a minimum of 3" of new SE 30 rated permeable decomposed granite will be added and compacted to at least 90% of max. density.
- A commercial grade weed barrier will be installed below the synthetic turf.
- Infill material will be anti-microbial acrylic coated round or washed silica sand particles.
- All sections of the synthetic turf will be installed with the grain pattern facing the same direction. For front yard installations the grain will run towards the main street.
- A water, fungus and mildew-resistant industrial adhesive formulated for synthetic turf installations will be used to bond the synthetic turf seams.
- The synthetic turf will be installed with a smooth slightly crowned surface for drainage and all surface water run-off will be collected in appropriate drains or catch basins.
- At all times after installation, the synthetic turf and all its components shall be kept in a constant state of good condition, repair, and appearance, and will not be allowed to exceed its useful service life.