

GLENOAK HILLS COMMUNITY ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE ("ACC")
PLAN SUBMITTAL PROCEDURE

1. Obtain Application for Improvement of Property form from Avalon Management, 43529 Ridge Park Drive, Temecula CA 92590

2. Submit completed application form and two sets of plans to the Association c/o Avalon Management. Incomplete submittals may delay approval of your plans.

A. Two sets of plans must be submitted for all improvements, grading, landscaping, and structures, including fences and gates. All structures must have a front elevation view with dimensions.

B. Grading, house and building plans shall be the kind and size submitted to the county of Riverside for approval. House and building plans should contain the front, rear, and side elevations and all of the requirements in the CC&Rs such as the size, shape, square footage and other dimensions. The maximum structure to grade height is 18 feet. Building plans must be of the quality and design generally associated with custom homes and have a California Licensed Architect's stamp and original signature of responsibility.

C. The types of building materials should be indicated of the proposed and existing structures and, if possible, color samples and photographs should be included of both. Roofs must either be of mission or concrete tile.

D. A plot map showing the location of proposed and existing structures with setback dimensions from front, back, and side property lines must be submitted.

E. The ACC meets as far apart as 30 days so you should allow enough time for your proposals.

F. This document is not a substitute for reading the CC&Rs, nor is it a guarantee plans will pass ACC review.

3. The ACC will approve/disapprove plans within 30 days.

4. If construction is not commenced in accordance with the Approved Plans within one hundred eighty (180) days of the date upon which the plans were approved or deemed approved then the Committee may withdraw its approval of the plans and specifications.

5. After commencement of construction of any structure or improvements, the work thereon shall be diligently prosecuted, to the end that the structure or improvements shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

6. The single-family residence shall contain a minimum of twenty-five hundred (2500) square feet, excluding the garage and overhangs. A fully enclosed garage, containing at least four hundred forty (440) square feet, is required.

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7.No building structure shall be more than one (1) story in height or exceed eighteen (18) feet in height above the graded pad. Residential building constructed on hillsides may use the area under the main floor for additional living area.

8.Disapprovals will include a description of why the proposal was disapproved and the process for seeking reconsideration by the Board of Directors.

9. In a case where plans are disapproved by the Committee, the property owner may appeal to the Board of Directors for reconsideration.

10. A written request for appeal is required to be submitted to the management office. The Board of Directors will then have 45 days from the date the appeal is received to render a final decision to the property owner.