

ARCHITECTURAL COMMITTEE GUIDELINE ADDENDUM

The Architecture Committee encourages members to make improvement to their homes and is ready to help. These Architectural Guidelines reflect committee revisions and as approved by the Board of Directors, are intended to dovetail with the Association Documents and be printed and given out to each person requesting any remodel, addition, or change to their unit as an aid to assist in a clear, quick, and precise manner.

All submissions should include a proposal by a contractor, journeyman, or owner and include a picture of the project and descriptions of the items to be considered. More information is available in the Architectural Guidelines and Standards.

Emergencies: These are not conveniences. As stated in Oceana Documents, these involve some form of emergency, ie: Water intrusion, slab leaks, roof leaks, mold issues, medical requirements or loss of public utility service to the residence. Two or more members of the architectural committee are required to agree that the condition is, in fact, an emergency. This will normally be the Chairman and a committee member assigned to the Unit. Verbal OK is not enough, get it in writing and follow requirements, posted permit, contract, layout and colors.

Garage Doors: New doors require approval and a permit. General parameters are: Garage door, or garage, must be vented (2 vents). All garage doors approved as of 4-1-2017 should be white, in accordance with Board approved colors.

Garage Enclosures: When seeking enclosure of an existing car shed, you will need permission of the neighboring garage space. Electrical hookups for doors must have proper electrical connections. No cord extensions. The door and or extension must mirror neighboring garage setbacks.

Security doors: Should be finished in currently approved colors: White or trim matching.

Front Doors: Replacement or painting of front doors must be comparable with existing trim colors, and coordinated with the new paint schemes approved in that unit. They may be properly finished protected natural wood.

Roofing: All roofing replacements (over 100 Sq. Ft.) require a permit and Board approval. Colors should match those of surrounding units. The request for approval should be accompanied by a 2" x 2" square sample of the 'to be' used material. Roof flashing at edges should match the fascia, either existing color or white, if already painted.

Gutters: Replacement gutters should match existing trim color of fascia board. Any installation of plastic (non-paintable) gutters should default to white.

Exterior Changes or Structural Changes: Any changes to the exterior or structural changes which affect the exterior, including vents, require approval and permits. All exterior replacement copper plumbing, by city code must be insulated. Architectural guidelines will require that those must also be run through a chase, and any changes, omissions or alterations to exterior need to be painted to match the surface, IE: white for trim, house color on exterior wood or stucco.

Window replacements: All window replacements should be white. All exterior windows must be submitted to the Architectural Committee. Replacements, such as retrofits, without modification of the exterior (wood or stucco) generally do not require a permit.

A/C Units-Heat pumps: Installation of A/C Units and Heat pumps require a permit. Requests should include an approval letter from the adjacent neighbor(s) and will require a licensed electrician. Applications should show, type, manufacturer, placement and size of the unit to be installed, as well as evidence that the decibel rating for air conditioners does not exceed 74. The city has a guideline, 66 db daytime and 50 dBA at night, however the city normally accepts 74 db as there is an absence of units meeting those requirements.

Rerouting of existing sewage lines. Any application for rerouting of sewer lines on common ground shall require a properly oriented line placement, compliance with city code and assurance by contractor or owner of the unit in question that all landscaping shall be replaced and any damage to existing lines (electrical, sewage and sprinklers) shall be the responsibility of these parties.

Solar Installation requires Architectural submission and board approval. Your submission should include information pertaining to type, number, size of panel and location, purchase or lease and tie in to system. Permits are required. Civil code 714 and 714.1 generally provide strong protections for solar systems. 714.1 More directly addresses high rise or area roof and garages which common areas are owned by the association. Reasonable restrictions may be imposed on these to determine the fair share of multiunit roofs or outright ownership and any requirements that those may be owned, not leased. This will have little effect on the units in Oceana.

Satellite TV: Installation requires approval of location. Consider your neighbors view.

California Law: All repairs, changes or additions exceeding \$500.00, requires a currently licensed contractor.

Enclosure of atriums and or patios are difficult to get through plan check, unless it is a revision of an existing one. Modifications that are visible externally require architectural recommendation and Board approval.

Handicap Accommodation: Oceana was and is not designed to be ADA compliant. The law, however states that a reasonable accommodation should be made to assist the handicapped. There are restrictions based on common areas that are leased that may prevent total compliance with any request.