

ARCHITECTURAL REVIEW GUIDELINES
SEABRIDGE VILLAGE HOMEOWNERS ASSOCIATION

ADOPTED BY THE BOARD OF DIRECTORS ON

SEPTEMBER 26, 2018

SBHOA Architectural Guidelines

May 21, 2012

Table of Contents

1.0 Reference Documents

2.0 Property Management Contact Phone numbers

3.0 Introduction & Charter

4.0 Application requirements, General Guidelines, and Restrictions

5.0 Acceptable items for purchase

6.0 Architectural Application

1.0 Reference Documents

Noted documents are available at www.seabridgevillagehoa.com

Seabridge Village Master: www.seabridgevillagemaster.com

Seabridge Villas: www.seabridgevillas.com

- a) Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Seabridge Village
- b) Declarations of Covenants, Conditions and Restrictions and Reservation of Easements for Seabridge Village

These documents are commonly referred to as the “CC&R’s “(Covenants, Conditions and Restrictions and Reservation’s)

The primary document referred to within these guidelines is the Master Declarations of Covenants, Conditions and Restrictions and Reservation of Easements for Seabridge Village with the later document the sub-association (Seabridge Village) CC&R’s .

2.0 Current Contact Phone numbers

May also be found on the association web-site: www.myhoa.com/seabridgevillagehoa.com

Action Property Management Inc.
(949) 450-0202
(800) 400-2284
(949) 450-0303 - Fax

Property Manager: Don Chesemore

3.0 Introduction and Charter

3.1 SBHOA Guideline Introduction

The Seabridge Architectural guidelines are provided to improve the appearance and consistency of Seabridge Village. As you review the guidelines you will find certain areas refer to section numbers that originate within the CC&R’s. These sections are the architectural related areas that are considered restrictions. These indicate:

- A) Specific permission needs to be obtained in effort to waive or allow a lifting of restriction subject to review by the Seabridge Home Owners Association (SBHOA) Architectural Committee
- B) These restrictions are upheld unless otherwise allowed to be modified or approved by the Architectural Committee. The SBHOA is required to enforce these restrictions as applicable, such as when brought to attention, as in a complaint by other residents.

If in doubt on whether to submit an architectural application – please phone the property manager.

3.1.2 Charter

Per article IV of the Sub association document; Architectural Review Committee

“All Owners and the Association shall comply with the provisions of the Master Declaration with respect to architectural standards and regulations for the construction, alteration, addition, modification or reconstruction of an improvement in the project, all of which are subject to the jurisdiction of the Architectural Committee pursuant to the Master Declaration”

4.0 Application requirements, General Guidelines, and Restrictions

Installation of the following items require the submittal of an architectural application. The architectural application is required to ensure requests comply with our CC&R's, communicate the responsibility that installations or modifications requested are installed to applicable building codes, and are entered into the homeowners record on file.

The architectural application review process may take up to 30 days from the time the application is submitted. Please consider the 30 day approval process timeline for your scheduling purposes and do not assume an application will be automatically approved.

The scope and type of items requiring an application are subject to change per direction of the SBHOA Board of Directors.

4.1 Air conditioners

Installation of external air conditioners (AC) require the submittal of an architectural application. Upper deck or balcony location installations are not allowed due to weight, unit maintenance and condensation drainage routing. AC units shall be mounted on slabs located in proximately to the lower unit exterior wall or breeze way area. Adjacent neighbor signatures are required.

Window mounted airconditioners are not allowed. Internal portable airconditioners are allowed providing the exhaust outlet installation is seasonal. Reference Master CC&R Section 8.06

4.2 Antenna / Satellite TV Dish

Installation of antennas or satellite dishes require the submittal of an architectural application. Reference Master CC&R Section 8.05

Architectural application is required for all external antenna / dish installations at least 30 days prior to scheduled installation

4.3 Bathroom and Kitchen upgrades

4.3.1 Bathroom Upgrades

Common area plumbing must not be altered without permission from the architectural committee. Huntington Beach city permits apply once proposal is approved by the committee. If a permit is not allowed –previous architectural approval is reversed by default of the city not approving said permits.

Common upgrades allowed with limitations:

Tile replacement; Toilet and sink replacement; Tub & shower replacement. Faucets and valves. These generally do not require an architectural application. The following does apply for any bathroom modifications.

Most of the Seabridge units are on a common water line. All neighbors must be given 24 hour notice that there will be a water shut off for a given period of time. Should not be for more then one hour.

Work shall be scheduled so that it will not start any earlier then 8 AM and not continue past 5 PM Monday through Friday. 10 AM to 4 PM on Saturdays and Sundays. No loud construction type work; such as tile cutting or sawing will be performed on Sunday.

All removed material – sinks, showers, light fixtures, toilets etc must be removed off of the property by the licensed contractor performing the work. Under no circumstances shall removed material be placed in the community dumpsters or dumpster areas.

4.3.2 Kitchen Upgrades

Interior modification requiring applications and permits . Any “new” electrical installations including new recessed lighting, added outlets and wall switches. This is required in part to ensure existing wiring and breakers are not overloaded.

Electrical outlet locations must not be altered without permission from the architectural committee. Huntington Beach city permits apply once proposal is approved by the committee. If a permit is not allowed –previous architectural approval is reversed by default of the city not approving said permits.

Work shall be scheduled so that it will not start any earlier then 8 AM and not continue past 5 PM Monday through Friday. 10 AM to 5 PM on Saturdays and Sundays. Tile cutting and other noisy construction work is not permitted on Sundays.

All removed material – sinks, tile, light fixtures, etc must be removed of of the property by the licensed contractor performing the work. Under no circumstances shall removed material be placed in the community dumpsters or dumpster areas.

Interior modifications not allowed: No structural walls are allowed to be modified. No new window or door openings are allowed. No new skylight installations are allowed.

4.3.3 General Interior modifications

As earlier indicated, an Architectural application is required for any plumbing changes or electrical outlet location changes. Changes must be performed by licensed contractors and the homeowner / contractor are required to apply for and obtain permits from the city of Huntington Beach

4.4 Front Doors

Front entry doors are the resposnibility of the homeowner. While they may be maintained by the homeowner, the exterior surface is maintained by the association (painting). The appearance must comply with the surrounding building design. Architechural application for front door repalcements must be submitted to the Architectrural Committee. Appearance must comply with the surrounding unit doors.

4.4.1 Door exterior

Front door exterior color must be that of the original color, or color decided by the SBHOA.

4.4.2 Door handles

Front door handles are the responsibility of the home owner . These may be brushed silver or antique bronze. Architectural application is not required for handle replacement .

4.4.3 Home owner installed front door screen doors are allowed . They must be either white or bronze in color. Architectural application for screen doors are not required.

4.4.3 Front door screen doors

Front door screen doors are allowed without submittal of an architectural application. The screen door frames may be white or dark bronze in color and need to have a screen door type appearance. Security doors are okay, but no Fort Knox look. If not sure, get architectural application approval. Architecturally approved screen and security style doors will be added to approved items.

4.5 Garage Doors

Garage doors are the responsibility of the homeowner. However, they are considered restrictive common areas . While they may be maintained by the homeowner, the exterior surface is maintained by the association (painting). The appearance must comply with the surrounding building design. Architectural application for Garage door replacements must be submitted to the Architectural Committee. Trim, color and vent location must comply with the surrounding garage doors.

4.6 Window and Slider Door Replacements

Replacements must be consistent with surrounding unit window trim and color. An Architectural application is required for new window and slider door replacements or any combination of window's and or patio sliders. Patio Doors and windows facing the street must match existing style and design with grids. Patio doors and windows not facing street or in location not visible may obtain approval for the installation of patio doors and windows without grids provided they are the approved Bronze color.

Window and slider screen replacements are exempt from filing an application, although the screen color should be consistent with the window or slider color.

4.6.1 Window Coverings

Window covering (Shutters, Drapes, Curtain) are required. Temporary privacy coverings are allowed while permanent coverings are on order. Exterior facing colors should be white or off white.

Coverings with loud colors or curtains/coverings with externally facing slogans and the like are not permitted.

While there are no color pallets available, it is recommended that covering appearance shall be within reason and compatible with the surrounding units. White, off white or light wood color plantation shutters or blinds are allowed.

4.7 Patios Balconies and Decks

The patios and balconies are known as *restricted common areas* and therefore homeowners are not allowed to install anything permanent in these areas without Architectural committee approval. The restricted common areas are subject to enforcement of the CC&R's and the Architectural committee guidelines. The HOA has the right to remove any items that are placed in the restricted common areas that are in violation of the CC&R's and the Architectural guidelines.

Prior to any removal, or fines, Homeowners do have 30 days to remove any violations noted in the guidelines and remedy any complaints. If such property remains in non-compliance by the owner, the board can then decide to fine with prior notice and/or remove anything in violation.

Following photographs are examples of what is approved and not approved.

4.7.1 Privacy Screen/Partition:

Owners may have a privacy screen and/or partition between themselves and their neighbor provided:

Proposed screen (approved lattice type only) has agreement by the current neighbor who shares the wall where the privacy screen will be placed. A new future resident may ask that the screen be removed if it is deemed the screen obstructs their view from residence.

Screen or Partition is of the approved white lattice no more than height of existing balcony railing. In-between units, the lattice screen /partition cannot be taller than 6 ft.



The lattice is only used as a partition on the side where your balcony or patio with your neighbor. With exception to the partition lattice, you *may* have white lattice around your entire balcony as long as it *does not* go higher than the railing.

Reference Sub association CC&R section 8.08 “View Obstructions” Specifically “any item or vegetation maintained upon any patio, deck or balcony, which item or vegetation is exposed to the view of any owner, shall be removed or otherwise altered to the satisfaction of the Architectural Committee. The paragraph further states that the Architectural Committee shall ensure that the view of any Owner is not unreasonably obstructed.

- A. Due to the view obstruction clause, your neighbor can ask that the privacy screen be removed if they feel it interferes with or obstructs their view.
- B. Any privacy screen must be removable and not installed permanently.
- C. During times of maintenance such as exterior painting of units, deck or railing maintenance, the homeowner is responsible to remove the installed screening.
- D. The Association takes no responsibility for the cost of replacing lattice /partitions as a result of any maintenance.

4.8 Temporary Fences

Limited to the boundary of restrictive common areas

Temporary fences are only allowed on the common restrictive areas and require approval from the association and should file an architectural application.

Existing fences without prior approval are subject to removal. Owner will be responsible to repair or bring back to standard any concrete holes or damage made to patio surface or wood structure as a result of fence installation. Fence removal on sale of property is responsibility of selling homeowner and will not be sold or transferred to next owner. Any fence denied or deemed not acceptable will need to be removed by owner or be billed for removal by the association (within 60 days)

All fencing on association common areas must be removed.

4.8.1 Patio border area fences ground level:

Owners who live on the 1st floor may have a short border fence around the concrete of their patio provided:

- A. Fencing is removable and not a permanent fence- example pictured.
- B. Fencing requests shall be approved by the architectural committee prior to installation (Architectural application required)

Example of **approved** border fencing: (Clutter **NOT acceptable**)



C. Plants: Potted plants are allowed on balconies and patios if:

- 1. They are on risers to prevent damage to the patio and/or balcony.
- 2. They are not in large numbers where it gives the appearance of clutter in the community. See example of **not acceptable** due to clutter and safety issue:



3. Potted plant shelves may be placed on the railings of the balcony only if:

- They are on the inside of the balcony and do NOT hang over your neighbor below. (This could pose a safety issue in an earthquake for anyone below and could cause water leaking issues onto the neighbor below).
- They must be removable and not permanently attached.
- Watering of plants shall not result in water running down onto the lower unit's patio. This is unacceptable.

4.8.1.23 Outside Fire Pits/Torches:

Outside Fire Pits and Tiki Torches are NOT allowed. They pose a serious fire danger within a multi residence community. Existing fire pits should be removed immediately. The only fire source that is allowed in this area is a BBQ grill. Solar tiki torches are allowed.

Any damage due to a fire from the unauthorized use of such items shall be the sole responsibility of the homeowner of record. This includes all structural damages, personal injuries, loss of life and applicable cost of emergency response agencies.

A. **Appearance of homeowner restrictive area:** Master CC&R Section 8.06 (Outdoor patio or lounge furniture, plants and barbecue equipment) an appearance of clutter is not allowed in these restricted common areas. It states in the CC&R's 8.06 that "Outdoor patio or lounge furniture, plants and barbecue equipment may be maintained pursuant to the rules and procedures of the Architectural committee".

Toys, play houses, bikes, exercise equipment, tents, etc. placed on the patios and balconies are only temporarily allowed on the restrictive common areas. Longer term storage of these items is not allowed in the restricted common areas as it negatively affects the appearance of Seabridge. Left uncontrolled, these items present a clutter like appearance. Items should be stored out of sight when not in use.

Clutter can impact property values in a community if not monitored and enforced. The amount of clutter that is determined to be problematic is subjective; therefore the architectural committee recommends this decision to be made by the board on a case by case basis.

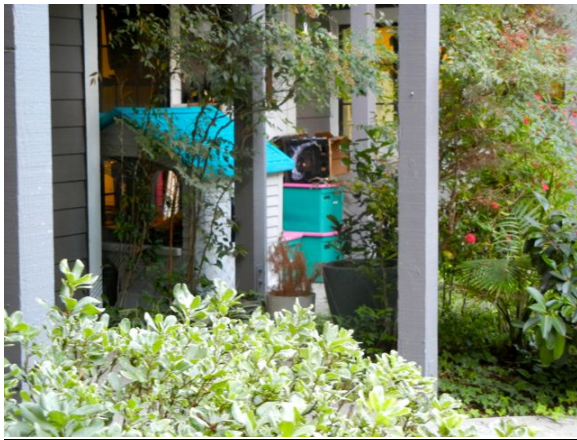
When a complaint about the appearance on a certain property is brought to the attention of the board; a photo should be provided with the details and the Architectural committee and Board will review and make a decision. See examples below of unacceptable clutter:

Examples of unacceptable “clutter” like appearances

Small play houses, bikes, toys, etc...are temporarily allowed provided they are not placed on the common areas. They are only to be temporarily placed in the restricted common areas and should be stored promptly after use inside your home or garage.



Examples of unacceptable “clutter” like appearances



5.0 SBHOA Architectural Guidelines Acceptable Items

5.1 Lattice Options for Balconies and Privacy Partitions

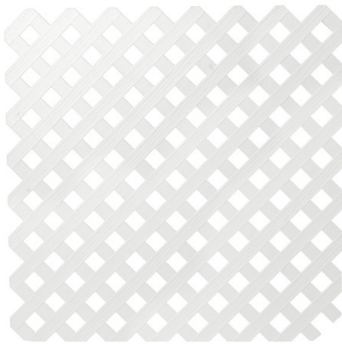


*****NOTE:** Lattice must be cut for privacy screen—cannot be higher than 6ft for partition/privacy screen***

SKU Numbers (Lowe's) Lattice options:

4 x 8 Diamond Privacy Lattice – White

Item #: 98707 | Model #: 73004338



2 x 8 Classic Lattice – White

Item #: 94897 | Model #: 73004327



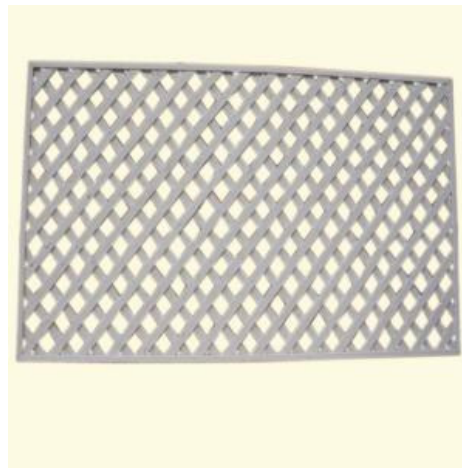
Lattice cap – White



SKU Numbers: (Home Depot) Lattice options:

24 in. x 96 in. White Framed Lattice

48 in. x 96 in. White Framed Lattice



SKU Numbers: (Improvements Catalog) Privacy screen options:

Whitewash 4-Panel Yard Privacy Screen - 30"x60"
361611



5.2 Temporary portable fence material

SKU Numbers: (Lowes) Patio Border fence options:

Garden Treasures Border Fence #0001278 - 10 ft. x 33 in -



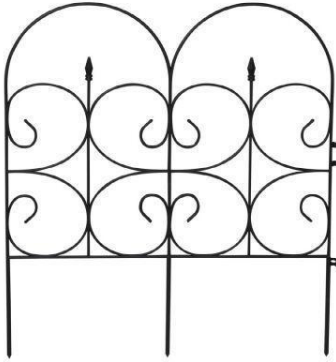
Garden Treasures Border Fence #0001230 - 8 ft. x 18 in



SKU Numbers: (Home Depot) Patio Border fence options:

Emsco Victorian Black Resin Fleur De Lis Large 32 in. Fence Garden Fencing (6-Pack)

Model # 2103HD Internet # 100647267



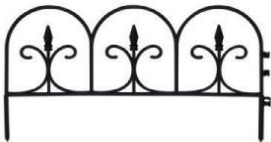
Emsco Victorian Fleur De Lis Medium 16 in. Resin Garden Fence (12-Pack)

Model # 2093HD Internet # 100647261



Emsco 10 in. Resin Victorian Fleur De Lis Garden Fence (12-Pack)

Model # 2083HD Internet # 100647259



6.0 Architectural Application

Please allow up to 30 days from submittal to receive approval. Fill out all areas of form including applicable neighbor sign-off. Include plans and specifications of proposed changes.

Application can be downloaded from :

www.seabridgevillagehoa.com