

# Seastrand Owners' Association

## ARCHITECTURAL AND LANDSCAPE GUIDELINES

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# Seastrand Owners' Association

## ARCHITECTURAL AND LANDSCAPE GUIDELINES

These Guidelines were originally revised and adopted by the Seastrand Owner's Association Board of Directors on February 6, 1992. The most recent comprehensive review and revision of the Guidelines occurred in May, 2007.

The Guidelines were developed to maintain Seastrand's harmonious design and to preserve the original concepts of the development, thereby helping to maintain or improve property values.

### CC&R COMPLIANCE

When you purchased your home, you took title to your Lot subject to all restrictions, easements, etc. that were recorded on your Lot as set forth in your Policy of Title Insurance. You also took title to your Lot subject to all of the provisions set forth in the CC&Rs recorded on your property as set forth by the Community of Harbor Bay Isle (Community) and the Seastrand Owner's Association (Association.). The CC&R's provide the Association with the authority to set rules, which must be honored by each homeowner as a condition of the home purchase.

**Tenants:** Owners are accountable and responsible for the consequences of their tenants' activities. Owners shall provide copies of the Association's Architectural and Landscape Guidelines to tenants. Lease and rental agreements shall include a requirement that tenants must comply with all Association regulatory documents.

The Seastrand Owner's Association, through its Board of Directors, will strictly enforce the Covenants, Conditions and Restrictions (CC&Rs) as well as the Rules and Guidelines to control the appearance of its neighborhood to maintain property values.

### COMMUNITY ARCHITECTURAL REVIEW AND LANDSCAPE STANDARDS GUIDELINES

Owners should review the Community's Guidelines for the specific requirements that apply to proposed property improvements. The Association has created these more specific Guidelines for use by Seastrand homeowners.

### ARCHITECTURAL MODIFICATIONS AND PROPERTY IMPROVEMENTS

**Prior Approval Required:** The Association and Community CC&Rs require that no additions to homes or property are allowed, nor may any alterations or improvements of any kind be made, until approved in writing by the Architectural Committee or Board of Directors.

## **ARCHITECTURAL MODIFICATIONS AND PROPERTY IMPROVEMENTS (cont.)**

Architectural applications and plans must be submitted and approved by the Architectural Committee prior to commencing property improvement work. Architectural applications are available through the Community of Harbor Bay Isle's offices. Please check the Community Architectural Committee's annual meeting schedule on the back page to avoid delays in processing your applications. The Architectural Department at the Community Office is available to help you complete the application and plans review process as quickly as possible.

Property improvements include all improvements to the exterior surfaces of the house, including repainting, any building modifications, and all improvements to the land, including landscape of both front and rear yards, hardscape, or any structural additions to the land.

**Final Inspections Required:** Applications approved by the Architectural Committee have a one-year life. Owners must complete the work and call or write the Architectural Administrator to request a final inspection of their installations before the application approval expires.

## **BUILDING MODIFICATIONS**

All proposed building modifications require the submission of an architectural application and plans prior to the commencement of property improvement work.

**Air Conditioners** are permitted only in side yard, non-window locations and must be concealed from neighboring property. The sound level shall not unreasonably intrude into neighboring property.

**Antennas** for television, radio, "CB", microwave or satellite dishes, or other antenna for transmission or reception of communication signals are not permitted. Satellite dishes are permitted, see Satellite Dishes.

**Attic Ventilation** devices shall be compatible in design and color to the existing structure. Turbines are prohibited.

**Chimneys, Stove Pipes and Metal Flues** must be compatible in material and color with the existing structure. If interior stoves are installed, the stove pipe protruding above the roof must be painted to match the house or boxed in with material matching the house exterior.

**Decks/Balconies - Upper Story**, must comply with the upper-story deck plans approved by the City and the Developer, or alternative design approved by the Community Architectural Committee on a case-by-case basis.

## **BUILDING MODIFICATIONS (cont.)**

**Entry Door** – Front entry door can be a double door or a single door with or without side lights. It must have a wood grain texture (real wood or fiberglass) and stained in a medium wood finish of oak, provincial, walnut or mahogany. Entry door glass design is optional to the homeowner, but the glass cannot be colored or more than 80% of the vertical surface.

Front entry door **hardware** must consist of a full metal handle on each door with dead bolt locks optional. Approved finishes are satin or brush nickel, brushed bronze, pewter, brass, antique brass and antique bronze, but no chrome, oil rubbed bronze, or black.

Front entrance **screen or storm doors** are not permitted.

Side **garage entry door** is to be a smooth door with no windows, painted to the approved color palette. **Hardware** is to be a knob or lever in satin or brushed nickel, brushed bronze, pewter, brass, antique brass or antique bronze. Dead bolt is optional. Alternate designs will be approved by the Board of Directors on a case-by-case basis.

**Exterior Shingles** - The siding of all dwellings shall remain unpainted. The shingles may be stained with one of the four approved solid color or semi-transparent stains. The painted exterior trim of a dwelling may be repainted with flat or semi-gloss paint provided the color is selected from the Seastrand approved color palette for each section of the trim. Architectural applications are required for staining and trim repainting.

**Garage Doors** - Garage doors must match the developer installed door in design and finish or be replaced with a metal roll up garage door pre-approved by the Association. Garage doors must have a dark brown factory finish color (no windows) or, be painted to match the color of the trim.

**Gutters and Downspout** design must match the developer-installation. Drainage shall not adversely impact on the adjacent property.

**Lights - Outdoor** light fixtures may have the following textures: rust patina, bronze, aged umber, or burnt sienna finish. Fixture glass can be seeded, textured, honey glass or frosted glass. No colored stain glass is permitted.

Mercury vapor, fluorescent tube, quartz lights, unshielded spotlights or flashing lights are prohibited. Shielded security floodlights for emergencies only are permitted. Lights or their effects shall not intrude into neighboring properties.

No colored bulbs are allowed in light fixtures, including landscape lighting, with the exception of holiday season lights, which are allowed only during the holiday season. They may be installed each year after November 20th and must be removed by January 31st.

## **BUILDING MODIFICATIONS (cont.)**

**Porches** must be compatible in design, material and color with the existing structure and are not permitted in front yards. Screened-in porches are not permitted.

**Roofs** shall be maintained in good condition. Roof material shall be cedar wood shakes such as Chemco FTX treated Meeker Cedar Shakes, heavy (3/4 inch to 1 inch) or Clarke Cedar Plus/Chemco Inc., heavy (3/4 inch to 1 inch). These roofing systems require the wood shake to be installed over either a 72-pound mineral coated felt cap sheet or ¼ inch *Georgia Pacific's "Density Deck"*, and solid 15/31 inch plywood sheathing, or nominally spaced (strip) sheathing to achieve a Class A-Rated roofing system approved by the City of Alameda. Alternative roofing materials such as steel, concrete or asphalt tiles closely resembling the cedar shake roof in style and color will be considered on an exception basis. These exceptions must be approved by the Board of Directors before they go to the Community Architectural Committee for approval. Additional information about roof replacement is available through the Community Office.

**Room additions** at ground level must be compatible with the existing structure. On a case-by-case basis, proposed room additions will be considered by evaluating the impact on the remaining lot open space ratio.

**Second story room additions** must be compatible with the existing structure. On a case-by-case basis, second story room additions will be considered by evaluating the impact on the overall appearance of the neighborhood and the retention of neighboring property privacy.

**Third story room additions** are prohibited.

**Satellite Dishes** are permitted with the proper approval and the following conditions:

- Installed by qualified and knowledgeable personnel.
- Installed in accordance with all applicable building, fire, electrical and related codes.
- A building permit shall be obtained if required.
- It shall not be placed in a location where it blocks safety or other equipment.
- The installation is made in the least obtrusive location possible without diminishing the reception and preferably out of view from public ways and neighboring property. Recommended locations: rear yard, on fascia below roofline or attached to chimney.
- There must be a substructure, a truss or stud to insure stability of the installation.
- The wire, line or conduit shall be concealed in the grooves of the wood siding or under the shingles and it shall be painted to match the house's siding color, if necessary to conceal it. For second floor installations, the line shall be concealed in the grooves of the wood siding. When moving the second floor, the line shall extend to a corner of the house and shall be concealed in the corner molding to the second floor.

**Security Systems** – Security system lights must be shielded consistent with the standard for Lights-outdoor and used for emergencies only.

## **BUILDING MODIFICATIONS (cont.)**

**Skylights** are permitted provided they are compatible with the existing structure and do not unduly impact on the home's appearance that is visible to the public. Skylights shall be the double-glazed type with solar bronze glazing, without reflective coating, and with anodized bronze frames. All flashing around the skylight shall be painted to match the existing roof surface color.

**Solar Collectors** are permitted if compatible with the house and roof design and are properly concealed.

**A Solarium** is defined as a glass-enclosed room attached to a house. A solarium is permitted as an addition to an existing dwelling when the proposed solarium is not too large relative to the exterior yard in which it is to be located or to the mass of the existing house, or when the style and appearance of the solarium is not compatible with the existing house. Solariums are not permitted in front yards. Reflective or mirrored glass is not permitted. Solariums are not to be considered for use as bedrooms.

**Windows** - Additions or replacement windows must match or be compatible with the existing installation. Neighbor privacy must be considered. Screens must match the developer installation. **Awnings or sun shields** are not permitted. **Security grills/bars** are not permitted. Reflective-type **window film** is not permitted. Other protective films or solar bronze **glazing** will be considered on a case-by-case basis.

**Interior window treatments**, i.e. draperies, etc., must be installed within three months of the close of escrow.

**Wires or lines** that are visible from public ways or neighboring property are prohibited. Cable television or telephone lines shall be installed in an unobtrusive and, to the extent possible, a compatible, shielded manner.

## **OUTDOOR YARD STRUCTURES**

All proposed outdoor structures (hardscape) require the submission of an architectural application and plans prior to the commencement of property improvement work.

**Animal shelters** shall be constructed of materials and colors matching the house or of natural wood. Wire mesh windows, fiberglass or plastic materials are prohibited, except for small bird houses. The structures shall be at least 6 inches lower than the fence. Shelters shall not be attached to fences and must be located to avoid noise, odor and other nuisances to neighbors.

## OUTDOOR YARD STRUCTURES (cont.)

**Arbors, gazebos and overhead trellises** shall be constructed of appropriate outdoor wood material which shall be left in its natural state or sealed with a clear sealer. Redwood stain or paint is prohibited. On a case-by-case basis, consideration will be given to painting the structure in a color matching or compatible with the house. The structures must be set back from the fence as determined on a case-by-case basis, depending on the proximity of neighboring houses. A three-foot set back is the desirable standard. Structure height over the generally acceptable standard of 8 feet 6 inches above the grade shall be similarly determined. The overall dimensions of such structures shall be compatible with the rear yard lot area. Canvas coverings on gazebos are prohibited.

**Vertical plant support trellises** not attached to the house may not be higher than the top of the fence, nor attached thereto, and must be a minimum of 6 inches from the fence/wall. Trellises shall be constructed of natural redwood, which may be treated with a clear sealer. Vines or other plants may not be attached to fences.

**Barbecues** for permanent installation must be lower than the fence height and must be located in an area that will not permit smoke to unreasonably intrude into neighboring property. **Fire pits** are prohibited.

**Benches** shall be constructed of brick, stucco, concrete or redwood, left natural or treated with a clear sealer.

**Decks** shall be constructed of appropriate outdoor wood materials, which shall be left in its natural state, sealed with a clear sealant, or stained (solid or semi-transparent) in an approved color in the palette. First floor decks shall be a maximum of 12 inches from the grade and shall be no closer than 6 inches to a fence.

**Driveway** extensions of existing driveways, or into landscaped areas for additional parking, are prohibited. Colored coatings that match the developed installed driveway are allowed. The painting of driveways is prohibited. Excessive oil or rust stains must be promptly removed.

**Fence replacements** must be constructed of materials matching the existing fence. Metal, fiberglass or plastic materials are prohibited. Replacement fences must match the original developer-installed fence. Fence wood can be left natural or sealed with a clear sealant or stained (solid or semi-transparent) in an approved color from the palette. Fences shall not exceed a total height of 6 feet. Pet passageways in fences are prohibited.

**Firewood** storage is permitted in rear and side yards only and shall be stacked in an orderly manner. Firewood shall not come in contact with fences or houses, and shall be kept out of neighboring views as much as possible.

## **OUTDOOR YARD STRUCTURES (cont.)**

**Flags and Flagpoles** are permitted if wall or railing-mounted. Flags should be maintained in an appropriate condition. On appropriate national or state-designated occasions, temporary flag pole installations are permitted.

**Fountains** will be considered on a case-by-case basis.

**Garbage and Recycling Containers** may be left at the street curb for pickup on the day scheduled in the area by the City. At all other times, containers must be stored inside the garage or side yard. Garbage containers must be covered at all times to avoid odor and loose trash.

**Gates** must match the existing fence in design, material and finish. Hinges must not be visible from the outside.

**Insect Traps - (Electronic or otherwise)** shall not create a nuisance to neighboring properties.

**Lights** on structures are permitted only if they are shielded and do not intrude into neighboring property. Bright emergency-type flood lights are not permitted unless they are shielded from public view. Lights for accenting rear yard landscape are permitted if they are low-voltage (12V), are non-glare, low height and shielded. Only clear glass is permitted; no colored lights. Accent lights must not intrude into neighboring property. Limited front yard, shielded low height, low voltage lights are permitted, but must be compatible with the overall neighborhood appearance. See also Building Modification: Lights – Outdoor.

**Mailboxes** are maintained by the Association and must match what exists. Newspaper tubes are not permitted.

**Hardscape** (patios, decks or other non-live materials) shall not exceed 80% of the total rear yard area.

**Patio Furniture**, including deck chairs, lounges, tables, umbrellas, portable barbecues, playhouses, doghouses and other movable, demountable or temporary facilities of any or every kind to be used, placed or located on or in any front, side or rear yard and visible to public view shall be of a type and design specifically intended for outdoor or patio use. They shall be of good taste and attractive in appearance, shall be appropriate to and in proper scale with its setting, and shall be properly and continuously maintained to not detract from the orderly appearance and desirability of the neighborhood.

## OUTDOOR YARD STRUCTURES (cont.)

**Sheds – Permanent** sheds, with cement foundations, shall be constructed of material and finish matching the house. Shed construction, windows or roofs with metal, fiberglass, or plastic is prohibited. Sheds shall be roofed with shingles matching the existing roof. Sheds may not be higher than the wooden fence unless, on a case-by-case basis, a shed roof line matching the house roof line creates a more compatible appearance and does not interfere with a neighbor's view. Sheds must be set back from the fence at least 6 inches. **Temporary** sheds may be placed in the side yard if they are not visible from the public walkways, are below the fence line and the material is a neutral or earth tone color.

**Spas and Saunas** must be set back from the fence as determined by the Architectural Committee on a case-by-case basis depending on the proximity of neighboring houses. The operating equipment must be contained in a structure not visible to neighboring property and the sound shall not unduly intrude into neighboring property. Spas shall drain only into the City sewer system.

**Speaker System** - Amplified outdoor speaker system installations are not permitted.

**Street Numbers** - House-mounted street number replacements shall require approval by the Architectural Committee unless they are an exact replica of the original.

**Views** - Nothing is to be installed, maintained or otherwise erected that would extend any higher than the top height of the perimeter and back wrought iron fences as installed by the Developer. Any variation from this standard will be construed to be in violation of the CC&Rs and/ or Rules and standards of the Association.

**Walkway** materials are limited to brick, stone, wood, brushed cement or aggregate finish compatible with the house and overall neighborhood design. On a case-by-case basis, other surfaces will be considered by the Architectural Committee. Painted surfaces or colored coatings are prohibited, except for a clear sealer. Non-plant material borders must be compatible with the existing house and overall neighborhood design.

## LANDSCAPE GUIDELINES

**Prior Approval Required:** No landscaping may be installed nor any existing landscaping modified without the prior approval of the Architectural Committee. An architectural application and plans must be submitted for approval prior to commencing landscape installations. Owners should review the Community's Landscape Guidelines for the specific requirements that apply to proposed property improvements. The Association created these more specific Guidelines for use by Seastrand homeowners. Information about drought-tolerant landscape materials is available from the Community Architectural Administrator.

## LANDSCAPE GUIDELINES (cont.)

Landscape is defined as live, growing plant materials. The owner of each lot shall maintain the landscaping, removing all weeds and watering and trimming lawns and shrubs as required to maintain an attractive appearance.

**Common Areas** - Homeowners shall not place objects or plant trees, shrubs or other plant materials in the Association's Common Areas. Any object or plant materials planted without the prior written consent of the Seastrand Owners Association are subject to removal at the homeowner's expense.

**Drainage** must be appropriately maintained to avoid impacting on neighboring property, including common areas. The grade of concrete and/or soil grade shall not slope into neighboring properties.

**Earth-wood clearance** of at least six (6) inches shall be maintained. Construction or landscape shall not bring earth or other materials into contact with fences above the bottom rail.

**Groundcover** installations shall be in reasonable proportion to other plantings. Artificial turf of any kind is not permitted. Hypericum and some other groundcovers are not permitted.

**Landscaped** (live plant materials) areas shall not be less than 20% of the rear yard.

**Maintenance** - Owners shall maintain their landscape in good condition and shall water, fertilize, trim and remove all weeds as necessary to maintain an attractive appearance. Lawns shall not exceed more than 5 inches in height.

**Planter Boxes or Flower Pots** shall be compatible with the house, its size, and overall neighborhood design.

**Rock Gardens** in front yards are discouraged, but will be considered on a case-by-case basis if they contain an acceptable balance of rock and live plant material, and are compatible with the overall neighborhood design. Colored rock ground covers, i.e. red lava or white sparkle, are not permitted. Information about drought-tolerant landscape materials is available from the Community Architectural Administrator.

**Tree** installation requires prior approval of the species and planting location. Replacement of problem trees, if required, will be considered on a case-by-case basis provided a replacement tree or shrub is approved by the Architectural Committee. Tree and shrub installations shall be at least three (3) feet from the fence, and shall not unduly interfere with neighboring property yards. Trees that exceed a height of 40 feet at maturity are prohibited. Trees shall be maintained in a healthy condition. If a tree's disease becomes untreatable, or it dies, the owner should promptly apply to the architectural committee for an appropriate replacement tree.

**Vegetable Gardens** are permitted only in rear yards and in reasonable proportion to other landscape.