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Homeowners' Association, Inc.
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HARBOR POINTE

HARBOR POINTE ASSOCIATION

ARCHITECTURAL & LANDSCAPE GUIDELINES 2027

Adopted: March, 2011
Inclusive of all amendments as of November 2026

This document replaces all subsequent material. Changes were approved at the October 27, 2026 Board of Directors meeting after a 28 day comment period from the Harbor Pointe Homeowners pursuant to Civil Code §4360 whereby the Board of Directors is allowed by Civil Code to implement rule changes with notice:

Civil Code §4360. Notice and Approval of Rule Change by Board.
a)The board shall provide general notice pursuant to Section 4045 of a proposedrule change at least 28 days before making the rule change. The notice shallinclude the text of the proposed rule change and a description of the purpose andeffect of the proposed rule change.

(b)A decision on a proposed rule change shall be made at a Board meeting, afterconsideration of any comments made by Association Members.

Harbor Pointe Homeowners Association
Project Architectural Committee and Landscape Committee

ARCHITECTURAL RULES & STANDARDS AND LANDSCAPING GUIDELINES

Approved and Updated November 2024

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SECTION 1: Architectural Rules & Standards

Application of Rules & Standards

The Harbor Pointe Project Architectural Committee (PAC) shall apply these Architectural Rules and Standards on a case-by-case basis.

The PAC attempts to ensure that property values for all Homeowners are maximized and maintained through consistently applied aesthetics. Based on this policy, the limitations and requirements for changes to existing dwellings shall aid, but shall not dictate the action of the PAC on such a proposal. Any PAC recommendation shall be based on applicable Community Architectural Committee (CAC) Architectural Rules and Standards with the appropriateness of a Homeowner's proposal. The PAC balances the right of any Homeowner to develop his/her property with the concerns of immediate or affected neighbors, as well as these Architectural Rules and Standards.

Periodically, the Board will revise the rules to accommodate changes in building standards and improved methods of installation.

Homeowner's responsibilities include the following:

- Maintain and repair their home's exteriors in conformance with the Community Architectural Rules & Standards, and these Harbor Pointe Homeowners Association Architectural Rules & Standards and Landscape Guidelines, in such a manner as to not detract from the general overall appearance of the Project.
- Comply with all applicable City codes and obtain all required permits.
- Submit an Architectural Application to the CAC and receive its approval before any modification or installation occurs. A copy of the same application shall be provided to the PAC by the CAC.
- Prior to commencement of any project required to be performed by a licensed contractor or laborers where workers will occupy common areas to perform work provide the Harbor Pointe Association Manager with a copy of the contractor's:
    - License
    - Indemnity statement protecting the Harbor Pointe Homeowners Association from liability.
    - Proof of workers compensation insurance.
    - Proof of comprehensive general liability insurance that provides a minimum of $1million coverage.
- Be responsible for any resulting damage to structures or to the Common Area, including landscaping.

Work on any project for which the combined value of labor, materials and all other costs on one or more contracts exceeds $500 is required to be performed by a licensed contractor. (California Business & Professions Code Section 7030.5 and 7048)

Address Identification

The Association provides and maintains an address identification plaque affixed to the illuminated address post at the front of each dwelling and on the utility door at its rear. Homeowners are not permitted any other address identification in the Project.

Arbors, Pergolas & Arches

An arbor/pergola is an overhead structure of open horizontal dimensional lumber supported by columns either freestanding or attached to a house for the usual purpose of providing shade. Roofing panels of any material are prohibited on arbors/pergolas. Arbors/pergolas shall be constructed of wood or similarly colored engineered wood and left to weather naturally, finished with a colorless penetrating sealer or painted to match the trim color of the house. Paint color (pg 6)

The height of the structure shall not exceed 8-feet 6-inches above the finished grade, except when attached to the house above a door or window higher than 8-feet 6-inches from grade. Arbors/Pergolas shall not be attached to a neighbor's house and must be set back 36 inches from the neighbors wall to allow room for ladders/scaffolding during future maintenance of the wall. Arbors/Pergolas constructed closer than 36 inches to a neighbor's house shall, upon written, timely notice of scheduled maintenance of the neighbor's house wall, be disassembled, to the degree required by maintenance workers, at the arbor/pergola owner's expense. The Association may take any necessary steps, including requiring that a maintenance agreement be filed for any property where such a structure is added. Any related costs borne by the Association are the responsibility of the arbor/pergola owner.

Arches are not permitted anywhere in this Association.

Clothes Drying Facilities

Outside clotheslines or other clothes drying structures shall be permitted only where they are not visible from adjacent properties or public ways. Clotheslines shall not be attached to patio walls or commonly maintained structures.

Decorations

Seasonal or holiday decorations upon the exterior of a residence must be removed by 21 days after the event.

Decks (balcony and ground Level)

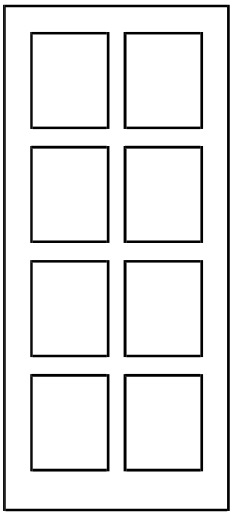
Ground level decks shall be constructed as low as practicable to the grade so that the elevation of the deck surface and/or the position of the deck do not significantly diminish privacy of any neighboring properties. Ground level decks shall be constructed of redwood, cedar, ipe wood, similarly colored composite material (i.e., Trex), or other products approved by the PAC, all of which shall be left to weather naturally, finished with a colorless penetrating sealer, or applied with one of the following:

- PreservaWood in Pacific Redwood,
- Behr Deck Semi-Transparent Stain colors in California Rustic #DP-351, Cedar Naturaltone #DP-533, Redwood Naturaltone #DP-534, or Cape Cod Gray #DP-365.

On an upper story deck or balcony, the railing, caps, and trim shall be constructed of wood and painted to match the Harbor Pointe approved Paint Color (pg 6). Balcony deck flooring shall have a waterproof membrane. The vertical balcony surround shall be constructed to the proper City code minimum height safety requirement. Alternately, the railing structure may be clad in shingles to match the Patio Wall [see Patio Wall and Patio Wall Extensions (addition of Lattice on top), page 6].

Door (front entry)

8-panel front door in wood, fiberglass, or steel:



A replacement front entry door must be 8-panel style with no windows in wood, or wood grain textured fiberglass or steel. Front entry doors stained by the original developer may be replaced or refinished, then stained a medium brown satin finish or painted the Harbor Pointe approved Paint Color (pg 6). When a front entry door painted by the original developer is refinished, it shall be repainted the Harbor Pointe approved Paint Color (pg 6); when it is replaced, a Homeowner may select a stained or painted finish.

Homeowner may install deadbolts, doorknocker, locks, or peephole. Doorbell and intercom may be installed onto adjoining wall near the front entry door. All hardware shall be brushed or flat metal finish or sand cast in antique brass, dark bronze, dark brown, or black. Homeowner may install a security camera provided it is unobtrusive. All hardware style should be contemporary or at least transitional in design, never ornate.

Doors (sliding glass/French) and Windows

Replacement framing for sliding doors and/or windows must match those originally installed by the developer in size and shape. The sash color must match the original aluminum anodized dark bronze or be compatible vinyl-clad in dark brown. Any surrounding wooden trim must be painted to match the Harbor Pointe Paint Color (pg 6). All glass ("glazing") must be clear. Tinted, reflective, leaded or stained glass is not permitted. Mullions on window or sliding glass/French door are not permitted. Mesh screens ("insect screening") on window or sliding doors shall be compatible to the original developer installation in black or dark brown, and the surrounding frames matching in finish to window frame itself.

The installation of window locks is an option for Homeowners desiring to enhance the security of their dwellings, but should remain unobtrusive.

Earth to Wood Contact

Wood contacting earth (i.e., posts) shall be connected with a metal bracket to a concrete footing poured into the earth. The wood shall be:

- treated with a borate-based preservative (such a Bora-Care),
- properly aged pressure-treated lumber, or
- paintable wood-grained composite.

Exposed wooden posts shall be painted with a primer before the Harbor Pointe approved Paint Color (pg 6) is applied.

Fences

Instead of fences, the Project has enclosing patio walls [see Patio Wall and Patio Wall Extensions (addition of Lattice on top),pg 6].

Flags and Flagpole Holder

Homeowners are only permitted the use of one flagpole holder ("bracket") located on the exterior of their residence provided that when a flag with its pole is inserted, there is not encroachment upon any use of the Common Area or public ways. Patriotic, campaign, or religious flags may be displayed in accordance to any Federal, State, or City codes. Seasonal flags (holiday, sporting event, etc.) may not be displayed more than 21 days after such event has occurred. Advertisement flags are not permitted.

Garage door

Replacement garage door must match ("like-for-like") design of the original developer installation.

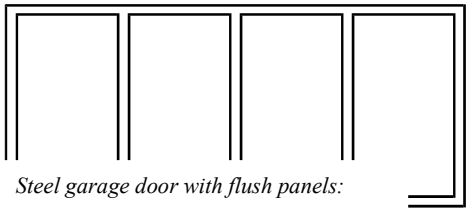
Garage doors must be either a:

1. Single wood lift-up (overhead) design with 4 recessed flat panels without any bevels, or
2. A flush panel steel roll-up (articulated into 4 horizontal sections) with wood grain texture.

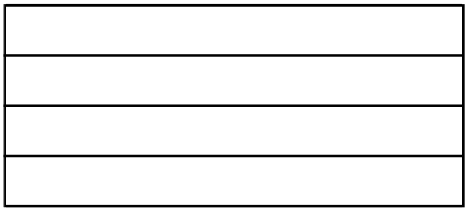
The garage door style is limited to a flat panel design in wood or flush panel design in steel and must be painted to the Harbor Pointe approved Paint Color (pg 6). Windows, lift handles and exterior hinges are not permitted. Garage Door vents allowing take-up air for laundry equipment and also to exhaust hazardous vapor from parked vehicles are permitted in the bottom panel of steel doors. (Vent openings (2) approximately 10-inches x 5-inches are permissible.

Homeowners are responsible for ensuring garage door replacements meet all safety requirements mandated by applicable Federal, State, or City codes. The Homeowner is responsible for removing the old garage door and any parts from the Property within 24 hours of installation, and painting the replacement door before final architectural approval is requested.

Original developer installed wood garage door with recessed flat panels:



Steel garage door with flush panels:



Garden hoses

A gardening hose is permitted at the front of a residence provided it is not visible from the Common Area or public ways when not in use. A garden hose at the exterior rear of a dwelling that is in view of the Common Area or public ways is permitted but shall be coiled onto a hose management reel when not in use. The hose management reel may not interfere with landscape maintenance, adjoining neighbors, or pedestrian access. Hose management reel shall be unobtrusive, and not ornate in appearance.

Gates (Patio)

Patio Gates must match ("like-for-like") or be compatible with the original developer installation in material, design, and dimension (not to exceed the height of the adjoining patio wall), and shall be painted the Harbor Pointe approved Paint Color (pg 6). The Patio Gate shall not exceed the height of any adjoining Patio Wall [see Patio Wall and Patio Wall Extension (addition of Lattice on top), pg 6] and may either be constructed of wood or metal. Hardware affixing the gate (i.e., gate hinges) shall be painted the Harbor Pointe approved Paint Color (pg). Latches, locks or handles visible from the common area or public way shall be brushed or flat metal finish (not shiny), in dark bronze, dark brown, black, or may be painted the Harbor Pointe approved Paint Color (pg 6).

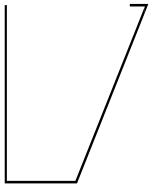
Gazebos

Are not permitted anywhere in this Association.

Gutters and Downspouts

Replacement gutter, downspout, and brackets must match ("like-for-like") the original developer installation in material, design, and dimension, and shall be painted with the Harbor Pointe approved Paint Color (pg 6). The gutter and downspout must have a flat profile.

Gutters side view must have a 7" flat fascia

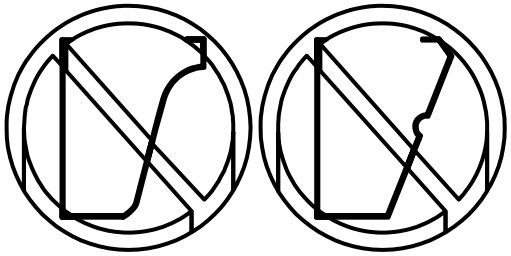


Downspouts may not be accordion in style. Optional gutter screens shall be unobtrusive, in a dark finish (brown or black), and shall be maintained be the owner.

Relocation of gutters and downspouts to improve maintenance and drainage functions will be considered on a case-by-case basis as appropriate to the overall architecture of the dwelling and of the neighborhood.

Gutters and downspouts drainage shall not adversely impact neighboring properties. Plastic snap-together gutters and downspouts, or "chain" style downspouts, are not permitted.

Gutters may <u>not</u> have adornment, nor be non-flat in profile or any other dimension:



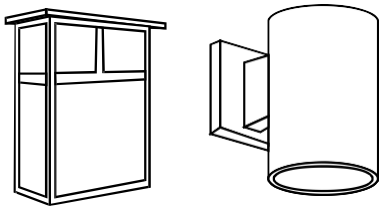
Handrails

Must be metal and be painted to match other handrails installed in the Project Paint Color(pg 6). Exposed stainless, brass, or galvanized finishes are not permitted.

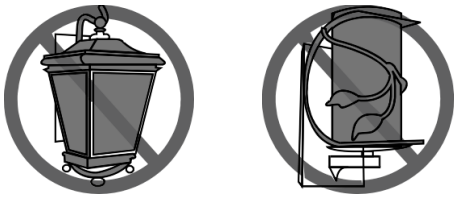
Examples of acceptable light fixtures that are simple, contemporary, or transitional in shape with straight profiles that follow the architecture of the home:

Light Fixtures and Lighting

Replacement light fixtures mounted on any exterior surface of a dwelling shall be contemporary or at least transitional in design, never ornate. The finish shall be a brushed- or flat-metal finish (not shiny), in dark bronze as originally installed throughout the Project, or match ("like-for-like") the existing original fixture installed by the developer. Lights shall not be installed any higher than 7-feet 6-inches above the ground. On the light fixture, clear glass or acrylic panels that allow a bare bulb to be seen are not permitted. Opaque ("white") or translucent ("frosted" or "shower glass" type) is preferred. All fixture designs will be considered on a case-by-case basis. Optional motion detectors may be installed in the existing light fixtures using a retrofit kit. All existing motion detectors not working off existing fixtures will need to be modified to comply. No spotlights, floodlights, or additional lighting may be used for or with motion detectors. Motion detector housing should be in brown or black finish, or painted the Harbor Pointe paint color (pg 6).



Examples of <u>unacceptable</u> light fixtures that are ornate, have predominantly tapered shapes, or adornments/embellishments:



Exterior Paint

These Exterior Paint Standards and Rules establish the approved paint color, finish, application requirements, repair and replacement requirements, and maintenance responsibilities for exterior painted surfaces within Harbor Pointe. These standards are intended to maintain a consistent and cohesive exterior appearance throughout the Association.

1. Approved Trim Paint Color

When a Homeowner repairs or replaces an exterior trim or painted surface listed in Section 2, the following Harbor Pointe-approved paint color and finish must be used:

Manufacturer: Benjamin Moore
Color: Land of Liberty (440)
Product: Woodluxe® Water-Based Waterproofing Exterior Stain + Sealer
Approved Finishes: Low Lustre

Homeowners are responsible for performing or arranging for the repair or replacement of Homeowner-responsible trim and exterior surfaces. An **Architectural Application must be submitted and approved before any repair or replacement work begins**.

All repaired or replaced surfaces must be painted using the Association-approved color and finish identified above unless otherwise specifically approved in writing by the Association.

2. Surfaces Required to Use the Approved Trim Paint Color

The Harbor Pointe-approved trim paint color and finish shall be used on the following exterior surfaces:

Balcony cap rails and railings
Closet utility doors and surrounding trim
Chimney spark arrestor, chimney flashing and trim
Deck railings and caps
Doors previously painted by the original developer
Fascia boards
Garage door
Gutters, downspouts, and brackets
Handrails
Patio wall top lattice, caps, and gates
Plumbing access panels and surrounding trim
Roof metals (flashing, flues, pipes, jacks, vents, etc.)
Surrounding front door trim
Surrounding window and sliding door trim
Wall vents (stove, laundry, exhaust, etc.)

Before painting, surfaces should be properly cleaned and prepared. A primer is recommended before application of the approved exterior trim paint.

3. Paint Finish Requirements

Semi-gloss and gloss exterior paint finishes are not permitted anywhere within the Association.

Exterior trim and other painted surfaces covered by these standards must use the Association-approved **Low Lustre finish**, unless another finish is specifically approved in writing by the Association.

4. Association and Homeowner Painting Responsibilities

The Association shall provide for the painting of **Association-responsible exterior painted surfaces** on a regularly scheduled basis, as determined by the Board of Directors.

All other exterior painting, repair, and replacement shall be the responsibility of the Homeowner, subject to the Association's architectural approval requirements.

5. Architectural Approval

An **Architectural Application must be submitted and approved before a Homeowner repairs, replaces, alters, paints, stains, or otherwise changes any exterior trim, painted surface, or siding covered by these standards.**

Approved colors, stains, products, sheens, and finishes may not be changed or substituted without prior written approval from the Association.

Approval of a repair or replacement does not authorize a change from the Association's approved standards unless the change is expressly approved by the Association.

6. Siding Stain Standards

Where stain is applicable, only **Association-approved siding stain colors** may be used.

All siding stain shall meet the following specifications:

Manufacturer: Benjamin Moore
Product: Woodluxe® Water-Based Waterproofing Exterior Stain + Sealer
Approved Finishes: Semi-Transparent or Solid

Only the Association-approved stain colors listed below may be used:

Stain / Color	Type	Color No.
Char Brown	Solid	2137-20
Van Buren Brown	Solid	HC-70
Maryville Brown	Solid	HC-75
Pine Cone	Solid	2106-30
Oxford Brown	Semi-Transparent	ES-67
Mahogany	Semi-Transparent	ES-60
Natural Cedartone	Semi-Transparent	ES-45
Fresh Brew	Semi-Transparent	1232

Printed or digital color representations are for reference purposes only and may not be an exact match. Homeowners should review an actual manufacturer stain sample for color accuracy **before submitting an Architectural Application**. The Benjamin Moore reference similarly recommends viewing or requesting an actual stain sample for accurate color selection.

7. Compliance

All exterior painting, staining, repair, and replacement work must comply with these Exterior Paint Standards and Rules, the Association's architectural requirements, and all other applicable Harbor Pointe governing documents.

A paint or stain that appears similar to an approved color, product, or finish is **not considered an approved substitute**. Homeowners are responsible for confirming that the required Association-approved color, product, and finish are used.

8. Board Authority

The Board of Directors may review and update these Exterior Paint Standards and Rules, including approved colors, stains, products, finishes, and application requirements, consistent with the Association's governing documents.

Patio Wall and Patio Wall Extensions (addition of Lattice on top)

All Patio Walls shall be sheathed with siding to match dwelling siding (pg 7) and capped with the appropriate painted trim (pg 6). Patio wall extensions are permitted for privacy, and shall be a diagonal pattern lattice with a 50% open area, framed by a supporting wood or composite structure, and painted in the Harbor Pointe approved paint color on both sides (pg 6). The patio wall extension itself, including any supportive framing structure shall not cause the overall patio wall to exceed 8-feet in height above grade. Patio walls without any patio wall extension shall not exceed 6-feet above grade nor be any lower than 3-feet 6-inches.

Patios

The Association shall determine acceptable surfaces. A clearance of at least 6-inches must be maintained between patios, patio walls, and neighboring structures.

Patio Access, Paths, Walks, Stepping Stones, etc.

Paths, walks, stepping stones and other modifications outside of patio fences require approval. Homeowners shall submit an Architectural Application to the CAC and receive its approval before any modifications or installations occur.

Roofing and Re-roofing

All re-roofing material shall be one of the following:

1. Treated Cedar Shake Roofing Systems:
   A. Clarke Group's Cedar Plus (treated by Chemco Inc.)
   B. Meeker Cedar FTX (treated by Chemco Inc.)

2. Fiberglass-Asphalt Composition Shingles:
   A. CertainTeed Presidential Shake TL shingles, Shadow Gray color, and Autumn Blend color.
   B. GAF Grand Sequoia Shingles, Weathered Wood color, and Mesa Brown color.
   C. PABCO Premier Laminated Fiberglass Shingles, Driftwood color, and Weathered Wood color.

Factory pressure-treated 3/4-inch cedar shakes (Class B treated shake) system when it is installed over 72-pound mineral coated felt cap sheet or Georgia Pacific 1/4-inch "DensDeck" installed over solid sheathing of 15/32-inch plywood or 4-inch nominally spaced sheathing to achieve a City of Alameda approved Class A-rated roofing system under Roofing Ordinance
#2575.

All roofing metals (flashing, pipes, etc.) are to be painted to match the Harbor Pointe approved paint color (pg 5).

Homeowners are advised at the time of re-roofing to have a licensed roofing contractor verify that the required "Z" chimney flashing was properly installed by the original developer and assess its current condition. Your licensed roofing contractor should do this in addition to the other roof flashing evaluation.

All new roofs must have chimney and stovepipe spark arrestors of not greater than 1/2-inch mesh in compliance with City of Alameda Roofing Ordinance #2575.

Roofs shall be maintained in good condition. Each Homeowner is individually responsible for ascertaining from a licensed roofing contractor that the residence will support the weight of the roofing system assembly.

Screen Doors (front)

Screen doors for home front entrances must have aluminum frames that are bronze/dark brown in color. If glass ("glazing") is part of the door, it must be clear. Tinted, reflective, leaded or stained glass is not permitted. Mesh screens ("insect screening") shall be compatible with the original developer-installed window screen materials (black or dark brown.) Any surrounding wooden trim must be painted to match the Harbor Pointe Paint Color (pg 6).

Siding

Replacement wood shingles on the exterior of residences shall be treated with fire retardant:

- Individual Western Red Cedar wood siding, or
- Shakertown "Craftsman Panel" attached siding (or similar brand, such as Cedar Valley).

Wood shingle siding shall be allowed to weather naturally. If the Homeowner desires, wood shingle siding may be finished with a colorless penetrating sealer.

Skylights/Solar Tube Lights

Only three types are permitted:

1. Clear flat,
2. Clear small bubble, or
3. Bronze-tinted bubble types.

Skylights/solar tube lights shall have:

- Dark bronze aluminum, or
- Compatible colored vinyl-clad sashes/frames in dark brown that match the rest of the dwelling's window frame material [see Doors (sliding glass/French) and Windows, page 3].

All flashing must be painted to match the skylight/solar tube frame color or trim color (see Trim, page 8 and also Paint Color, page 6).

Steps (front and rear) and Front Landings

Step replacements must be compatible with that installed by the original developer. Wood material as flooring shall be left to weather or finished with a colorless penetrating sealer.

Trim

All new trim, including but not limited to painted doors, windows, fascia, shall match the Harbor Pointe approved paint color (see Paint Color, page 6). Trim in wood may be treated with a borate-based preservative (such as Bora-Care), properly aged pressure-treated lumber, or be a paintable wood-grained composite. New wood shall be primed before the Harbor Pointe approved paint color is applied (see Paint Color, page 6).

Ventilation Devices

Stovepipes, metal flues, vents, and exhaust pipes for fans or laundry must be compatible in material and color with the existing dwelling and shall match the Harbor Pointe approved paint color (see Paint Color, page 6).

Windows

See Doors (sliding glass/French) and Windows, page 3.

Window Tinting

Reflective material window covering is prohibited. Non-reflective dark charcoal color film material will be considered. All windows on the same elevation (side of structure) must be similarly tinted. The window tint application and maintenance must not result in any imperfections (air bubbles, tears, or peeling, etc.) visible from the residence exterior. See Doors (sliding glass/French) and Windows, page 3).

Wood (landscaping)

When used in landscaping, such as for the construction of planters, retaining walls, etc., wood shall be cedar or similarly colored composite material (i.e., Trex), or other products approved by PAC and CAC. These shall be left to weather naturally or finished with a clear penetrating sealer when applicable.

SECTION 2: Landscape Guidelines

PURPOSE OF LANDSCAPING

These guidelines are an addendum to the CAC's Landscaping Guidelines to maintain the harmony for the entire Community, and to protect and enhance the value of all Homeowner investment. The Board appreciates the cooperation of its Homeowners toward continuing to make Harbor Pointe a beautiful and desirable place to live.

Periodically, the Board may revise these guidelines to reflect the appropriate conditions.

DESIGN

Harbor Pointe is allowed differences in landscaping design while blending with the Community plan of an urban forest. Whenever possible, trees and plants are allowed to grow into their natural shape. Consideration was given to the selection of suitable landscaping to the climate and compatibility of this area.

Harbor Pointe's Landscaping Committee seeks the advice of landscaping professionals for appropriate landscape replacements when necessary, suitable to the climate and its overall landscape design. The Landscaping Committee makes recommendations to Harbor Pointe's Board.

TOWNHOME ASSOCIATION

Harbor Pointe is a townhome association, where the Association maintains Common Areas. Homeowners do not have "yards," but each residence may have patio(s) or deck(s) that are maintained by its Homeowner.

Planting or Changes in Common Area

Without recommendation by the Project Architectural Committee (PAC), approval by the Community Architectural Committee (CAC), and written consent by the Board, Homeowners and residents may not:

- Plant any plant material in the ground of its Common Area
- Remove, prune, or make any changes to the existing landscape plants and trees in the Common Area

Without prior consent by the Board, Homeowners or residents may not keep private possessions (furniture, firewood, pots, etc.) in the Common Area. Any increase in cost to the Association resulting from actions of the Homeowner or resident is the responsibility of the Homeowner of that residence.

Homeowner's responsibilities include the following:

- Maintain patio and deck landscaping in conformance with the Community Architectural Rules & Standards, and these Harbor Pointe Homeowners Association Architectural Rules & Standards and Landscape Guidelines, in such a manner as to not detract from the general overall appearance of the Project.
- Comply with all applicable City codes and obtain all required permits.
- Submit an Architectural Application to the CAC and receive its approval before any modification or installation occurs. A copy of the same application shall be provided to the PAC by the CAC.
- Prior to commencement of any project required to be performed by a licensed contractor or laborers where workers will occupy common areas to perform work provide the Harbor Pointe Association Manager with a copy of the contractor's:
    - License
    - Indemnity statement protecting the Harbor Pointe Homeowners Association from liability.
    - Proof of workers compensation insurance.
    - Proof of comprehensive general liability insurance that provides a minimum of $1million coverage.
    - Be responsible for any resulting damage to structures or to the Common Area, including landscaping.
    -

Work on any project for which the combined value of labor, materials and all other costs on one or more contracts exceeds $500 is required to be performed by a licensed contractor. (California Business & Professions Code Section 7030.5 and 7048).

Plants/Vines on Patio Walls or Structures

To allow for maintenance, plants, vines, or improvements in the Common Area and within private patio(s):

- Must not grow on or be attached to common structures or neighboring properties, and
- Must be easily removable

Plants or vines on trellises or espaliers must be kept pruned to confine them to the trellis or espalier.

Plants in Containers

Plants and containers (pots, boxes, planters, etc.):

- Are allowed only in the exterior entrance area of a residence on hardscape (e.g., concrete, tile),
- Are allowed anywhere in enclosed patio(s), and
- Are not permitted in Common Area planting areas as it may interfere with landscape contractor's duties or destroy the integrity of existing landscape design.

Containers and plants shall be maintained and compatible with the landscaping and appearance of Harbor Pointe. Potted plants shall not propagate by seeding, which may interfere with Common Area landscaping.