

**EXHIBIT A-2
PROPERTY IMPROVEMENT APPLICATION
Single Family Detached Homes**

Page 1 of 4

Owner shall complete and provide the following for Single Family Detached Home proposed Improvements:

- 1. Property Improvement Application – Exhibit A-2
- 2. Architectural Application Checklist – Exhibit B-2
- 3. Three (3) complete copies of your proposed Improvement plans
- 4. Two (2) signed copies of the Water Quality Management – Best Management Practice Guidelines
- 5. Deposit & Fees

Incomplete applications will not be considered and will be returned. To assure prompt consideration, review all submittal materials for completeness before sending them to the Design Review Committee. Each submittal for architecture or landscape Improvement must be submitted separately with its own submittal application, documents and associated fee.

Mail or deliver to:

Portola Springs Community Association
 Attn: Design Review Committee
 Keystone Pacific Property Management
 16845 Von Karman Avenue, Suite 200
 Irvine, CA 92606-4960
 Phone: (949) 838-3239 Fax: (949) 833-0919
 Email: architectural@keystonepacific.com

Submittal #1: Architectural Improvements

Landscape Improvements

Deposit Received

Submittal #1 Fee Received

(Fee covers initial submittal and two (2) revisions)

Revision #1: Architectural Improvements

Landscape Improvements

Revision #2: Architectural Improvements

Landscape Improvements

Today's Date: _____

Lot #: _____

Tract # _____

EXHIBIT A-2
PROPERTY IMPROVEMENT APPLICATION
Single Family Detached Homes

Page 2 of 4

Owner's Name: _____

Project Name: _____

Property Address: _____

Builder: _____

Mailing Address: _____

Home Phone #: _____

Business Phone #: _____

Additional Requested Revision Submittals:

Revision #3: Architectural Improvements

Landscape Improvements

Submittal Fee Received

Revision #4: Architectural Improvements

Landscape Improvements

Submittal Fee Received

Revision #5: Architectural Improvements

Landscape Improvements

Submittal Fee Received

**EXHIBIT A-2
PROPERTY IMPROVEMENT APPLICATION
Single Family Detached Homes**

Page 3 of 4

Owner shall complete the following:

Architect or Owner's Representative (if applicable):

NAME

COMPANY

PHONE

MAILING ADDRESS

CITY

ZIP

IMPROVEMENT PLANS BEING SUBMITTED: (Please check appropriate items)

Each submittal for architecture or landscape Improvement must be submitted separately with its own submittal application, documents, deposit and submittal fee.

<input type="checkbox"/> ARCHITECTURAL
____ DECK
____ ROOM ADDITION OR EXTENSION
____ CONCEPTUAL REVIEW REQUIRED
____ PAINTING
____ CHIMNEY

<input type="checkbox"/> LANDSCAPE
____ GRADING & DRAINAGE
____ HARDSCAPE & LANDSCAPE STRUCTURES
____ IRRIGATION
____ PLANTINGS
____ EXTERIOR LIGHTING

<input type="checkbox"/> EQUIPMENT
____ PLAY EQUIPMENT
____ POOL & EQUIPMENT
____ SPA & EQUIPMENT
____ FIREPLACE
____ BARBEQUE

OTHER:

**EXHIBIT A-2
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Page 4 of 4

Do Not Write Below Line. (To Be Completed By Design Review Committee Only)

Design Review Committee's response subject to notes on plan and Design Review Committee approval checklist.

- () APPROVED
- () APPROVED WITH CONDITIONS NOTED ON CHECKLIST _____

- () DISAPPROVED WITH COMMENTS NOTED ON CHECKLIST _____
- () RESUBMIT ITEMS LISTED _____

- () INCOMPLETE ITEMS LISTED _____

The Design Review Committee has reviewed the proposed Improvements to determine whether they are aesthetically compatible with the architectural scheme of the Community and consistent with the Master Declaration and the Master Association's Design Guidelines. These plans have not been reviewed for constructability, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including, but not limited to, soils, geotechnical, drainage, structural, mechanical or electrical. The Owner is also required to comply with the Master Association's Design Guidelines and the Master Declaration. The Design Review Committee has not considered whether, and its approval does not indicate, that the proposed Improvements are in compliance with applicable laws and ordinances. The Owner must obtain all necessary building permits for all Improvements from the City of Irvine. By approving such plans and specifications, the Design Review Committee, the members thereof, the Master Association, the Board, Declarant, and all agents, employees, attorneys or consultants of any of the foregoing, do not assume liability or responsibility therefor, or for any defect in any Improvements constructed from such plans and specifications or for any obstruction or impairment of view caused or created as the result of any Improvements approved by the Design Review Committee.

DESIGN REVIEW COMMITTEE SIGNATURE

_____ Date: _____

NOTE: It is recommended that the Owner withhold a retention their contractor through approval of Notice of completion.

**EXHIBIT B-2
SUBMITTAL APPLICATION CHECKLIST
Single Family Detached Homes**

Page 1 of 2

This checklist shall be completed by the Owner and be attached to the Design Review Committee Property Improvement Application. Failure to complete and include this checklist will cause the submittal application to be deemed an incomplete submittal. All incomplete submittals will be returned without review by the Committee.

SINGLE FAMILY DETACHED HOMES (MASTER ASSOCIATION)

DEPOSITS Collected at the time of plan submission. A check made payable to the “**Portola Springs Community Association**” is required.

_____ \$1,000.00 – Improvement Security Deposit (covers non-compliance or damages incurred)

SUBMITTAL FEES Collected at the time of plan submission. A check made payable to the “**Portola Springs Community Association**” is required.

_____ \$300.00 - Single Family Detached Homes - Landscape/General Resubmittal Review Fee (Includes initial review and two (2) resubmittals)
Each Additional Resubmittal Beyond 3rd Review will require payment of an additional \$150.00 Resubmittal Review Fee

_____ \$600.00 - Single Family Detached Homes - Room Addition/Remodel Review Fee (Includes initial review and two (2) resubmittals)
Each Additional Resubmittal Beyond 2nd Review will require payment of an additional \$300.00 Addition / Remodel Review Fee

_____ \$100.00 – Each Variance Application / Appeal Application (see exhibit “E”)

_____ \$150.00 – Concept review fee for architectural additions/extensions

A description of what must be included on each of the drawings required below may be found in the Design Guidelines.

Note: Deposits and Fees are subject to change from time to time as deemed necessary by the Master Association.

HOMEOWNER’S SIGNATURE REGARDING DESIGN REVIEW COMMITTEE APPROVAL

I UNDERSTAND AND AGREE THAT:

No work any Improvement described on my Property Improvement Application request shall commence until written approval of the Design Review Committee has been received. The conditions and restrictions noted in the Design Guidelines and Master Declaration shall apply to any approval. Installation of all approved Improvements shall be at no cost whatsoever to the Master Association. Any further maintenance shall be the responsibility of the applying Owner, his or her heirs and assigns. The Owner of any Lot shall comply with the Master Declaration for completion of all property Improvements, landscaping and alterations. Owner shall complete all landscape Improvements within three hundred sixty-five (365) days of close of escrow for the Owner’s Lot.

SIGNATURE: _____
OWNER

DATE

VII: WATER QUALITY MANAGEMENT BEST MANAGEMENT PRACTICE GUIDELINES

In order to mitigate the potential water pollution concerns associated with human habitation, the California Water Quality Management Board has set strict guidelines for Portola Springs' residents regarding the effects of runoff and storm water pollution.

One of the most sensitive and carefully monitored phases of Portola Springs is the construction period. The requirements are not merely restricted to the development and construction managed by the Merchant Builders – construction by Owners will also be scrutinized and subject to very severe fines.

To be certain that you understand and accept responsibility for any violations associated with your proposed Improvements, each Owner is required to make a copy of this section. It must be signed and returned by you as a required part of your architectural submittal. You must also make a copy for any contractors or consultants whom you employ to ensure their compliance with these requirements, and you should make them responsible for any fines which you may incur as a result of their violation of same. The Association will monitor construction activities as well as check on Best Management Practices; however, the Owner will be solely responsible for any fines incurred by the Association as a result of infractions initiated at Owner's Dwelling. The Association will take whatever legal action is necessary to ensure compliance and collect for infractions charged to the Association as a result of Owner or Owner's contractor's or consultant's acts or negligence or failure to comply with these requirements.

The following requirements are not meant to be all-inclusive of Regional Water Quality Control Board requirements or of any other agency. It should be understood that any applicable agency's rules and requirements will be applied and may supersede these Guidelines. All resulting fines imposed on the Association or the Owner as a result of Owner's breach of any agency's requirements will be the responsibility of the Owner.

1. No construction materials, chemicals or substances may be disposed of or poured into the area drains, streets or gutters.
2. Area drains should be shielded or covered to ensure that construction by-products and chemicals are not washed into them.
3. No tools or equipment may be rinsed off on the property in a manner that causes the water to reach the area drains, streets or gutters.
4. No unprotected stockpiling of sand, gravel, dirt or other materials in the street is permitted.
5. Any sand, gravel, dirt or other materials piled/stored on the driveway or Owner's Lot or Condominium must be effectively covered to prevent rain or irrigation water runoff from carrying material residue into the area drains, streets or gutters.
6. In the event of a runoff event or spill, sandbags must be strategically placed to ensure that no substance makes its way into the area drains or storm drains.
7. Hoses and irrigation water should not be allowed to run in a manner that causes water or any substance to wash into the area drains, streets or gutters.

VII. WATER QUALITY MANAGEMENT BEST MANAGEMENT PRACTICE GUIDELINES

- 8. Containers for hazardous materials such as paint, concrete, chemicals, etc. must be in good condition and not allowed to spill or leak onto the ground or be washed into the area drains, streets or gutters.
- 9. No products or chemicals should be buried for disposal.
- 10. Trash and debris should be properly contained and disposed of off site.
- 11. No vehicles or equipment should be allowed to leak oil anywhere.
- 12. No portable restroom facility may be allowed in the street and those stored on the Owner's property must be in proper working order so that no waste leaks.
- 13. Pesticides and fertilizers must be monitored and properly used and stored.
- 14. No irrigation runoff should reach the street or gutter as such runoff may carry chemicals from pesticides, fertilizers, etc., into the storm drain.

THE BASIC GOAL IS TWO-FOLD:

- 1. No materials, other than rainwater, should be allowed to flow into the area drains or storm drains.
- 2. No chemicals or products should be allowed to contaminate the groundwater supply.

I am the Owner of record for the residence noted below. I have read and understand the Water Quality Management – Best Management Practice Guidelines and agree to inform my contractors and consultants of same and to diligently pursue their compliance with such guidelines. I also understand my liability in the event of an infraction resulting in a fine against me or the Association, I will be held personally responsible for any fines and fees levied against me or the Association as a result of any infractions caused by me, my contractors and my consultants in connection with the construction, maintenance or activities on my Lot or Condominium.

Signature

Date

Name

Project Name & Merchant Builder

Address

Lot # / Tract #

EXHIBIT B-2
ARCHITECTURAL APPLICATION CHECKLIST
Single Family Detached Homes

Page 2 of 2

PART I - ALL IMPROVEMENTS

This part lists the submittal requirements of ALL IMPROVEMENTS, which must be included with any and all submittal requests.

- _____ Completed Design Review Committee Application – Exhibit A-2
- _____ DRC Architectural Application Checklist – Exhibit B-2
- _____ Plot Plan; drawn to scale at 1/8" = 1'-0" or 1/4" = 1'-0"
- _____ Two (2) signed copies of the Water Quality Management – Best Management Practice Guidelines

PART II - LANDSCAPE IMPROVEMENTS

This part must be completed by each applying Owner for Improvements involving all landscaping on his/her Lot (grading, drainage, hardscape, irrigation, plumbing and lighting).

- _____ Site Photos
- _____ Landscape Construction Plan and Details
- _____ Grading and Drainage Plan
- _____ Irrigation Plan or Notes
- _____ Planting Plan
- _____ Landscape Lighting Plan

PART III - ARCHITECTURAL IMPROVEMENTS

This part must be completed by each applying Owner for Improvements involving all architectural Improvements on Owner's Lot (e.g., room additions).

- _____ Site Photos
- _____ Exterior Elevations/Building Sections
- _____ Floor Plan (must be included on a Plot Plan)
- _____ Roof Plan
- _____ Finish and Materials Schedule

**EXHIBIT C
DRC APPROVAL FORM**

To be completed by the Homeowner:

Date: _____ Lot and Tract # _____ Unit # _____
 Name: _____ Project Name: _____
 Address: _____ Builder: _____
 Phone: _____ Email: _____

To be completed by Design Review Committee:

The Design Review Committee has reviewed the proposed Improvements to determine whether they are aesthetically compatible with the architectural scheme of the Community and consistent with the Master Declaration and the Association's Design Guidelines. These plans have not been reviewed for construction, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including, but not limited to, soils, geotechnical, drainage, structural, mechanical or electrical. The Owner understands that he/she must comply with the Association's Design Guidelines and the Master Declaration. The Design Review Committee has not considered whether, and its approval does not indicate that, the proposed Improvements are in compliance with applicable laws, ordinances, regulations and codes. The Owner must obtain all necessary building permits for all structures and other Improvements from the applicable public agency. Please be advised that the plans and specifications are not approved for (a) engineering design, (b) compliance with zoning and building codes, and other applicable statutes, ordinances or governmental rules or regulations, (c) compliance with the requirements of any public utility, (d) consistency with easements or other matters of record, or (e) preservation of any view. By approving such plans and specifications, the Design Review Committee, the members thereof, the Association, the Board, Declarant, the Merchant Builder and their respective agents, employees and consultants do not assume any liability or responsibility relating thereto (including, without limitation, any defect in any Improvements constructed from such plans and specifications, or for any obstruction or impairment of view caused or created as the result of any Improvements approved by the Design Review Committee).

Sincerely,

 Portola Springs Community Association

DRC Authorized Representative Signature

Date

EXHIBIT D
DRC NOTICE OF COMPLETION FORM

Page 1 of 2

SUB NO. 1

SUB NO. 2

Owner shall complete the following:

I hereby certify that all work has been completed and done in substantial compliance with the approved plans and specifications and the Design Guidelines.

Date: Lot/Condominium and Tract #

Name: Project Name:

Address: Builder:

Signature:

Type of Work: Architecture Landscape Hardscape Pool/Spa/Water Feature
(Please check one or more) Patio Cover Lighting Other

SUBMIT PHOTOGRAPHS OF ALL INSTALLED PROJECT IMPROVEMENTS INCLUDING: DRAIN INLETS, HARDSCAPE- WHICH INCLUDES ALL PAVING, WALLS, PILASTERS, FLASH WALLS, BARBECUES, FIREPLACES, PATIO COVERS, GATES, FOUNTAINS, POOLS AND SPAS, LIGHT FIXTURES, FRONT AND REAR ARCHITECTURAL ELEVATIONS, SETBACKS, EQUIPMENT AREAS AND ALL ANCHOR, SCREEN, AND ACCENT TREES/PLANTINGS, AND SHRUB AND GROUNDCOVER PLANTING. HARD COPY, COLOR PHOTOGRAPHS (4x6 MIN.) MUST BE PROVIDED BY THE OWNER, ELECTRONIC DELIVERY IS NOT PERMITTED.

PLEASE NOTE THAT IF THE SUBMITTED PHOTOGRAPHS DO NOT CLEARLY REPRESENT ALL PROJECT IMPROVEMENTS, AN ON-SITE FIELD VISIT WILL BE REQUIRED AT AN ADDITIONAL FEE OF \$250.00.

(DO NOT WRITE BELOW THIS LINE)

The Design Review Committee conducted the Final Inspection by:

Reviewing the Owner-submitted photographs Conducting a site visit

The Design Review Committee recommends the following:

APPROVED: Final inspection is complete and the Improvements are in substantial conformance with the approved plans and the Design Guidelines.

DISAPPROVED: The Improvements are not in substantial conformance with the approved plans, specifications and/or Design Guidelines. The Owner must complete/modify/remove the items noted below on Exhibit D, page 2. After all items have been corrected, submit to the Property Manager photographs of revised construction.

Portola Springs Design Review Committee

DRC Authorized Representative Signature

Date

**EXHIBIT E
VARIANCE REQUEST FOR BOARD-APPROVED DESIGN GUIDELINES EXCEPTION**

Owner shall complete the following:

Date: _____ Lot and Tract # _____
Owner: _____ Project Name: _____
Lot Address: _____
Home Phone: _____ Work Phone: _____ Fax: _____ Email: _____
Signature: _____

Note: Include with the submittal of the Variance Request Form the Variance Fee pursuant the Application Checklist (Exhibit B-1 or B-2).

Description of Request (Please include drawings, photographs and a description of your special circumstance for the Board's review):

DO NOT WRITE BELOW THIS LINE

Disapproved as presented Approved as presented Approved as revised

Board Signature: _____ Date: _____
Board Signature: _____ Date: _____
Board Signature: _____ Date: _____

Please allow sixty (60) days for review. You will be notified in writing of the Board's decision.

EXHIBIT J
SINGLE FAMILY DETACHED HOME SAMPLE LANDSCAPE PLAN SUBMITTAL DOCUMENT

Planning Area 6 - Portola Springs
Single Family Detached
 Irvine, CA
 Sample Landscape Plan Submittal Document

GENERAL NOTES:

- ADDITIONAL AREA DRAINS SHALL BE PROVIDED AT ALL ROOF DRAIN DOWN SPOUT LOCATIONS.
- OWNER SHALL APPROVE LOCATION OF IRRIGATION CONTROLLER AND VALVES.
- OWNER SHALL APPROVE LIGHTING FIXTURES AND LOCATION OF LIGHTING TIMER.
- OWNER SHALL APPROVE PAVING FINISH AND COLOR.
- CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- ALL EXISTING ASSOCIATION PROPERTY LANDSCAPE SHALL BE PROTECTED IN PLACE DURING ALL PHASES OF CONSTRUCTION.
- ALL IMPROVEMENTS SHALL COMPLY WITH THE PORTOLA SPRINGS COMMUNITY ASSOCIATION DESIGN GUIDELINES. VERIFY ALL VERTICAL AND HORIZONTAL SETBACKS FOR ANY IMPROVEMENTS PROPOSED

FINISH GRADING AND DRAINAGE NOTE:

- ALL PLANTING AREAS SHALL HAVE A POSITIVE SURFACE DRAINAGE OF 2% MINIMUM.
- ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDING WALLS, TOP OF SLOPES AND ADJOINING PROPERTY LINES.
- ALL PAVED SURFACES SHALL HAVE A POSITIVE SURFACE DRAINAGE AT 1% MINIMUM.
- ALL YARD AREAS SHALL SURFACE DRAIN TO AREA DRAINS, WHICH MUST, IN TURN, TIE INTO THE BUILDER-INSTALLED DRAIN SYSTEM.
- NO DRAINAGE WILL BE DIRECTED TO ASSOCIATION PROPERTY OR ADJOINING PRIVATE PROPERTY.

IRRIGATION NOTE:

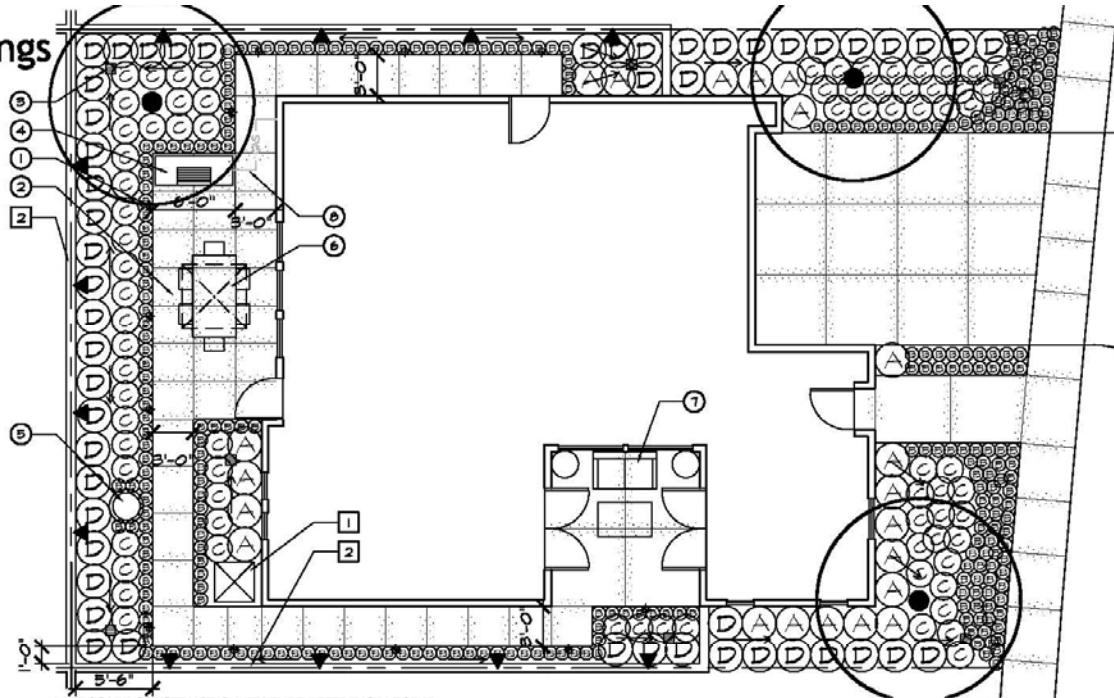
THE PROJECT LANDSCAPE PLANTING AREAS SHALL RECEIVE THE FOLLOWING IRRIGATION SYSTEM. LOW PRECIPITATION FLAT SHRUB SPRAY SYSTEM AUTOMATICALLY PROGRAMMED WITH AN ELECTRICAL CONTROLLER. SYSTEM COMPONENTS WILL INCLUDE A GATE VALVE AT THE POINT OF CONNECTION, BACK FLOW DEVICE, ELECTRICALLY OPERATED REMOTE CONTROL VALVES, AND FLAT SPRAY IRRIGATION NOZZELS ON 12" POP-UP BODIES IN SHRUB BEDS SUPPLIED BY PVC SCHEDULE 40 MAINLINE AND LATERAL LINES SIZED ACCORDING TO HYDRAULIC CALCULATIONS. CIRCUITS SHALL BE DETERMINED BY SOLAR ORIENTATION AND PLANTING AREA. 100% HEAD TO HEAD COVERAGE SHALL BE ACHIEVED THROUGHOUT THE SYSTEM.

PLANTING NOTES:

- ALL LANDSCAPE AREAS SHALL SHEET FLOW AT 2% MINIMUM TO AREA DRAINS.
- FINAL TREE AND SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- (←) TYP. FLOWLINE/DIRECTION OF DRAINAGE AT 2% MINIMUM.
- ALL SHRUB PLANTING AREAS TO BE MULCHED WITH TWO (2") INCH LAYER OF MULCH. FOREST FLOOR MULCH 1/2" - 1 1/2" APPEARANCE GRADE. AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558 APPROVE MULCH WITH OWNER PRIOR TO PURCHASE.
- (⊞) INDICATES LINEAR ROOT BARRIER.

LIGHTING NOTE:

NO EXTERIOR LIGHTING SHALL BE PLACED OR MAINTAINED UPON ANY LOT OR CONDOMINIUM SO AS TO CAUSE AN UNREASONABLE GLARE OR ILLUMINATION UPON PROPERTY OUTSIDE THE OWNERS LOT OR CONDOMINIUM.



LANDSCAPE CONSTRUCTION FEATURE REFERENCE LEGEND

SYMBOL	NO.	DESCRIPTION
⊕	1	LOW VOLTAGE PATH LIGHTING (PHILIPS HADCO MODEL #CPL21)
▨	2	INTEGRAL COLOR CONCRETE PAVING (COLOR: SCOFIELD MESA BEIGE)
⊞ ←	3	LANDSCAPE AREA DRAINS
■	4	BUILT-IN BARBEQUE
⊙	5	SELF CONTAINED FOUNTAIN VASE
⊞	6	DINING FURNITURE WITH UMBRELLA
⊞	7	SOFT SEATING GROUP
— G—	8	GAS LINE - SHOWN DIAGRAMMATIC

FEATURE REFERENCE LEGEND

SYMBOL	NO.	DESCRIPTION
⊞	1	A.C. UNIT LOCATION
—	2	EXISTING PRIVACY WALL - PROTECT IN PLACE

TREE LEGEND (FROM SMALL REAR YARD TREE LIST)

SYMBOL	PLANT NAME	QTY.	SIZE
⊙	ACCENT TREE PODOCARPUS GRACILIOR NON	3	24" BOX

SHRUB PLANTING LEGEND

SYMBOL	PLANT NAME	QTY.	SIZE
⊞	VERTICAL SCREEN SHRUB VIBURNUM TINUS 'SPRING BOUQUET' LAURUSTRIUS	22	15 GAL
⊞	BORDER SHRUB TRACHELOSPERMUM JASMINOIDES STAR JASMINE	280	1 GAL
⊞	MEDIUM SHRUB RHAPHIOLEPIS INDICA 'CLARA' INDIA HAWTHORN	75	5 GAL
⊞	BACKDROP SHRUB LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	49	15 GAL COLUMNAR

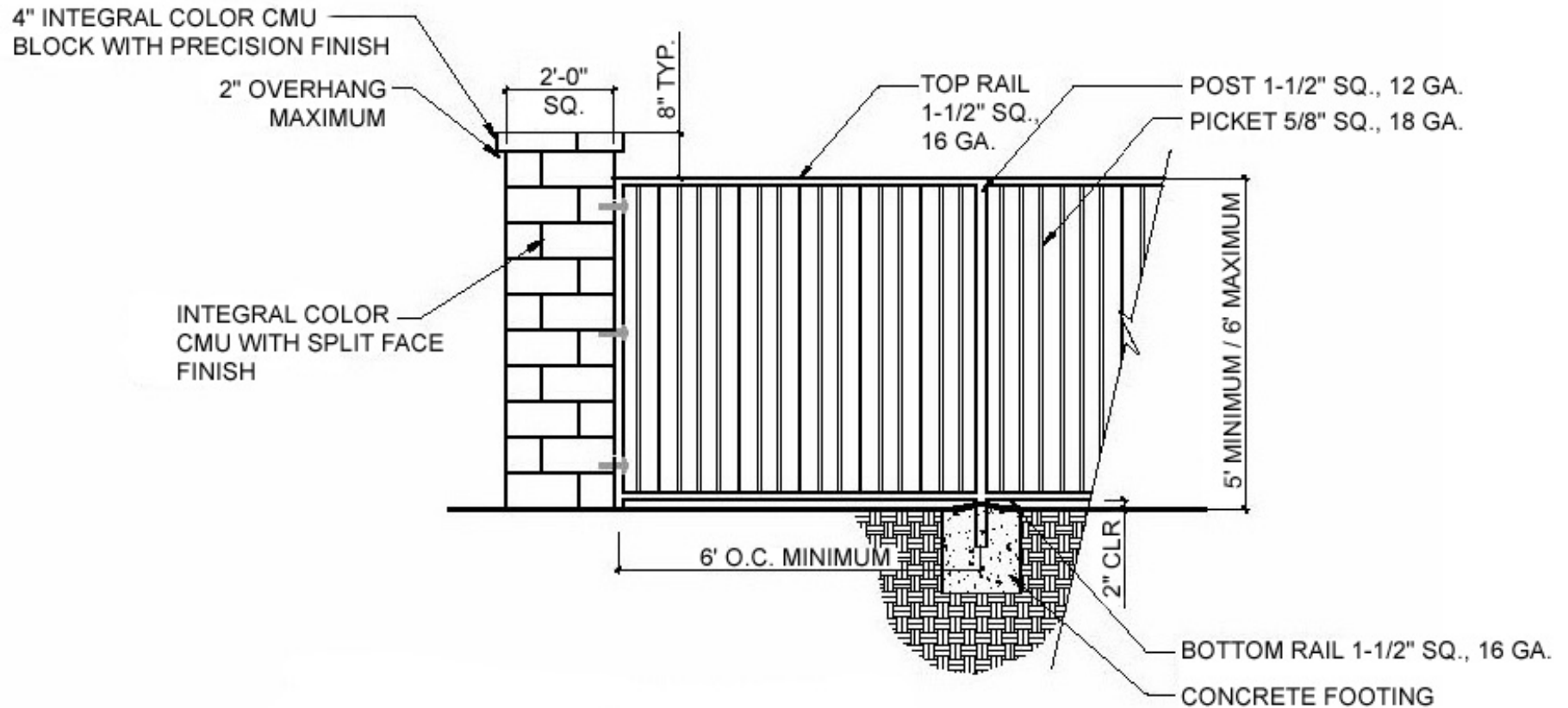
VINE PLANTING LEGEND

SYMBOL	PLANT NAME	QTY.	SIZE
▲	WALL VINE / ESPALIER SOLANUM JASMINOIDES POTATO VINE	12	5 GAL. ESPALIER

SCALE: 1/8" = 1' - 0"

NOTE: This exhibit is intended to illustrate graphic and information requirements only.

EXHIBIT K COMMUNITY STANDARD FENCE DETAIL

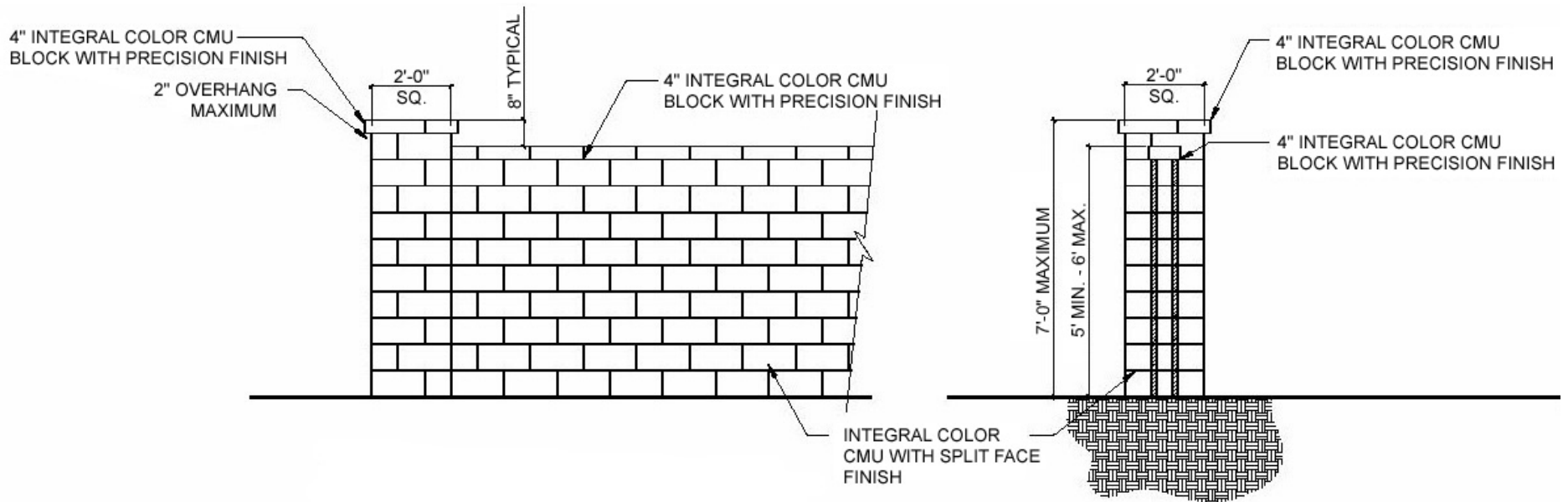


NOTE:

1. THIS FENCE VARIES IN HEIGHT DEPENDING ON LOCATION AND GRADE TRANSITIONS.
2. ALL FENCES WILL BE APPROVED UNDER A SEPARATE PERMIT.
3. FENCE HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.

EXHIBIT L
INTEGRAL COLOR CMU BLOCK COMMUNITY WALL DETAIL

Page 1 of 2



NOTE:

1. ALL WALLS WILL BE APPROVED UNDER A SEPARATE PERMIT.
2. WALL HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.

EXHIBIT L

INTEGRAL COLOR CMU BLOCK COMMUNITY WALL DETAIL

Page 2 of 2

COMMUNITY INTEGRAL COLOR CMU-BLOCK WALL NOTES

The following is a description of the construction methods and materials used in the construction of the perimeter walls and pilasters for this Community. The essential aspects of the walls and caps are their finish dimensions, exterior colors and exterior finishes. This information is included for reference only.

BLOCK WALLS:

1. The builder-installed wall will be constructed of integral color CMU block provided by Angelus Block Co., Inc. or approved equal.
2. Joints to be tooled flush and to match adjacent block color.
3. Wall to step in minimum increments of 8-inches and a maximum of 16-inches. A 10-foot minimum horizontal distance (grade permitting) will occur between wall steps and wall steps at pilasters.
4. Wall expansion joints to occur at both sides of perimeter pilasters and at wall steps whenever possible. Joints to occur at 20-foot on-center intervals or as recommended by the structural engineer.
5. Community block walls and neighborhood block walls to be standard 6"x8"x16" integral CMU Split Face block (both sides) with Oak color by Angelus Block Co., Inc.

BLOCK WALL CAP:

1. Wall caps to be standard 8"x4"x16" integral CMU solid Precision block with "Oak" color by Angelus Block Co., Inc.
2. Joints to be tooled flush and to match adjacent block color.

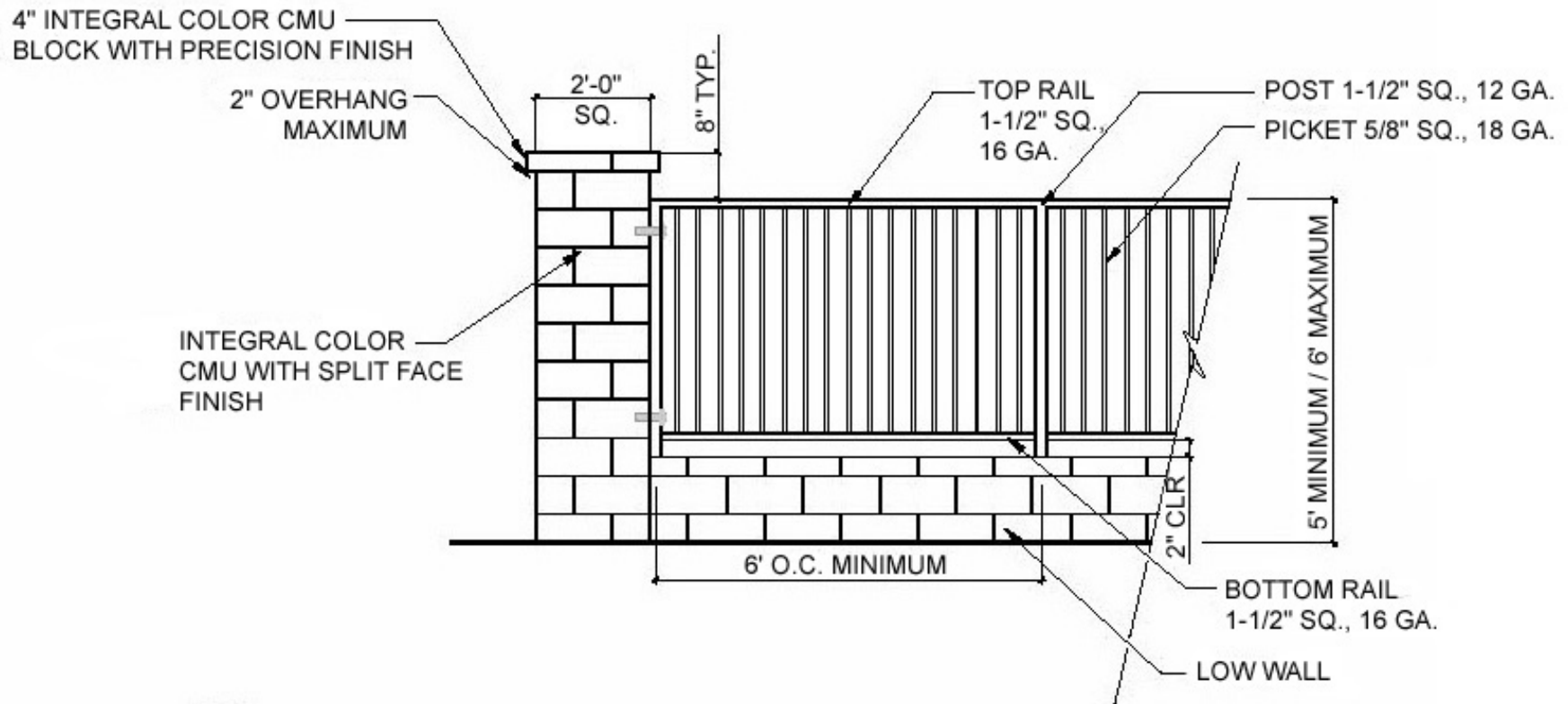
BLOCK PILASTERS:

1. Pilasters to be constructed of standard 8"x8"x16" integral CMU Split Face block with "Oak" color by Angelus Block Co., Inc.
2. Joints to be tooled flush and to match adjacent block color.
3. Pilasters to occur at changes in direction, at BCR's and ECR's of wall radii, wall terminus' where the wall will not continue in a future phase, at changes from block to metal fencing, pedestrian openings and at properties with metal fence conditions.

BLOCK PILASTER CAPS:

1. Pilaster caps to be standard 8"x4"x16" integral CMU solid Precision block with "Oak" color.
2. Joints to be tooled flush and to match adjacent block color.

**EXHIBIT M
COMMUNITY STANDARD FENCE ON WALL DETAIL**



NOTE:

1. THIS FENCE VARIES IN HEIGHT DEPENDING ON LOCATION AND GRADE TRANSITIONS.
2. ALL FENCES WILL BE APPROVED UNDER A SEPARATE PERMIT.
3. FENCE HEIGHT SHALL BE IN CONFORMANCE WITH THE CITY ZONING CODE.

EXHIBIT N
NEIGHBORHOOD LIST BY PRODUCT TYPE

ATTACHED CONDOMINIUM HOMES

San Carlos
Paloma
Ironwood
Sendero

DETACHED CONDOMINIUM HOMES

Bougainvillea
Decada
Los Arboles
Manzanita
Vientos
Sevilla
Casero
Primrose

SINGLE FAMILY DETACHED HOMES

Las Colinas
Prado
Serra
Las Ventanas