

**RESOLUTION 2009.010**

**GLENBROOKE COMMUNITY ASSOCIATION**

Design Guideline Revisions

**WHEREAS**, the Board has the authority pursuant to Article V., Section 5.05 of the Association Master Declaration of Covenants, Conditions and Restrictions to adopt, amend, and repeal Design Guidelines; and

**WHEREAS**, it has been recommended by the Design Review Committee and the Board finds it desirable to amend the Design Guidelines to set forth changes to the existing guidelines, and

**RESOLVED**, that the board approves changes to the Design Guidelines as shown in the attached copy of said Design Guidelines.

*Certification*

*I, Gregory Van Dam, certify that I am the duly elected Secretary of Glenbrooke Community Association, and the above resolution was adopted by the board of Directors at a duly held meeting on ---at the Arbour Lodge of Glenbrooke Community Association.*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## II. RESIDENTIAL DESIGN GUIDELINES

### A. Architectural Character

1. No exterior alteration, addition, or renovation shall be allowed on any single family home without application to, and written approval by, the Design Review Committee.
2. The architectural design of any and all additions, alterations, and renovation to the exterior of an existing home shall strictly conform to the design of the original home in style, detailing, materials, and color, unless otherwise allowed in these Design Guidelines. Any such addition, alteration or renovation shall be made only after application to, and written approval by, the Design Review Committee. (Refer to Section III A., below.)
3. The height of any addition to a home shall not be higher than the original roof line and any such addition shall require application to, and written approval by, the Design Review Committee.
4. Separate open shade structures and (defined as "accessory landscape features" by the City of Elk Grove) are allowed in strict conformance with the Design Guidelines as set forth in Appendix G and only with the approval of the Committee. The height of any approved separate open shade structure i.e., pergola, gazebo or arbor-, but NOT patio cover shall be limited to ten (10) feet from existing grade and shall have a minimum roof pitch/slope of two inches (2") per running foot (12"), if roof is solid. Separate open shade structures must be made of natural wood, painted metal embossed with wood grain, or a comparable product. Any separate open shade structure must be properly sealed and maintained to match either the existing house or trim color redwood or painted to match the existing color of the house body or house trim as same may be located on the Lot. Pre-painted or pre-colored materials may be allowed to be white subject to Design Review Committee approval. Vinyl materials, railroad ties or telephone poles are not permitted. Alternative materials with a wood-like appearance may be considered by Design Review Committee.
5. All materials used in maintenance, repair, additions and alterations shall match those used by Declarant as to color, composition, type, and method of attachment. The Design Review Committee may allow substitute materials if such materials are deemed by the Design Review Committee to be compatible with the theme of the community. For consideration for approval, any application submitted to the Design Review Committee for color change requests should include color "chips" or samples, and be accompanied by a "Good Neighbor Notification" (refer to Appendix B). Approval is NOT REQUIRED if the Lot Owner desires to paint the house or fence the same as the original color.
6. When any additions, alterations, or renovations are performed to an existing detached home, the established Lot drainage shall not be altered.

7.
  - (a) As provided for, without limitation, in Article VII, Section 7.05(c) of the Declaration, any Owner or Resident who changes the existing grading or drainage shall be strictly liable for all costs and expenses of repairing such changes, or any costs, liabilities, damages or causes of action arising out of such changes.
  - (b) Backfill of dirt, rocks or any landscape "mound" against a knee wall or boundary wall/fence is not allowed; a minimum of an eighteen (18) inch clearance, i.e., distance away from the knee wall or boundary wall/fence, with proper drainage is required. Further, landscape mounds on Lots located adjacent to any open space or park area shall not exceed a height of two (2) feet.
  - (c) All new or altered roofs shall drain to the ground solely within the deeded lot area. No roof shall drain directly onto a neighboring property.
8. Except for open beam patio covers which are attached to the house and are built in accordance with Design Guidelines, no alterations or improvements shall be made which provide a flat roof surface. All roof surfaces must have a minimum pitch/slope of two inches (2") per lineal foot (12").
9. Patio covers are allowed in strict conformance with the Design Guidelines and as set forth in Appendix G and ~~then~~ only with the approval of the Committee. Open style patio covers that are attached to the house must be reviewed and approved by the Design Review Committee. Open style patio covers may have open beam or solid roofs. The slope of open beam covers is generally flat. If sloped, they must meet the same slope requirements as a solid patio cover. Solid patio covers must have a slope no less than ¼ inch/running foot to NO GREATER THAN ¾ inch/running foot. Patio covers must be made of natural wood, painted metal embossed with wood grain, or a comparable product. Patio covers must be properly sealed and maintained or painted to match either the existing house or trim color. ~~painted wood, natural or painted redwood, or painted metal embossed with wood grain. Paint must match either house or trim color.~~ Pre-painted or pre-colored materials may be allowed to be white subject to Design Review Committee approval. Vinyl material, Railroad ties or telephone poles are not permitted. Alternative materials with a wood-like appearance may be considered by Design Review Committee. Upright supports must be appropriate to the size of the lot and the house as determined by the Design Review Committee. The patio cover must meet setback requirements as outlined in Appendix G.
10. A sunroom is any room with glass-enclosed walls or a glass ceiling. The ARC may reject any application to construct a sunroom on a lot on the basis of its overall design and conformity with existing structures regardless of whether or not the proposed sunroom complies with the technical specifications set forth

following rear yard lighting is permitted subject to approval by the Design Review Committee.:

1. Exterior low-voltage accent lighting may be used to illuminate sidewalks and/or landscape features.
2. No lighting will be permitted which causes unreasonable glare to neighboring Owners, Lots, neighborhoods or the Common Area.

H. Storage Buildings and Sheds

Only one shed is permitted on each lot. The shed **cannot be visible** from neighboring properties or from the road or walkways. The shed shall be at least three (3) feet from property lines and it shall not be larger than 5' 10" x 8'. The shed's siding and roofing material shall be similar in color and composition to the home.

I. Structures, Improvements and Other Items

**All intended structures, improvements or items contemplated for installation must receive written approval by the Design Review Committee before installation will be permitted.**

Pursuant to the Declaration and/or these Design Guidelines, there are significant restrictions on items that may otherwise be considered common practice. Such items include:

- Sheds
- Solar heating systems
- Exterior lighting and fixtures
- Flag poles
- Rear yard structures
- Signs
- Trash containers
- Clothes drying facilities
- Wind chimes
- Trellises
- Arbors

The above list represents a sample of what items are restricted under the Association documents. Owners are encouraged to consult the Declaration as well as these Design Guidelines for specific restrictions on these and any improvements intended for their lot.

Notwithstanding the above, Developer shall be allowed to install any structure(s) necessary for purposes connected with the development of Glenbrooke and/or as may be described in the Declaration.

## APPENDIX G

### PATIO COVER DETAILS AND SPECIFICATIONS

#### I. DEFINITIONS:

Attached: A ~~patio cover is an attached patio cover~~ is a one-story structure, not exceeding 10 feet in height, attached to the existing residence and is entirely open on two or more sides.

Detached: ~~A detached patio cover is a one-story structure, not exceeding 10 feet in height and is open on all four sides.~~

Patio covers shall be used only for recreational and outdoor living purposes.

#### II. SPECIFICATIONS:

SLOPE: Solid patio covers must have a slope no less than ¼ inch fall per linear foot to NO GREATER THAN ¾ inch fall per linear foot.

SUPPORTS: Finished size of supports not less than 6 inches x 6 inches (may be greater depending on size of patio cover but must be appropriate to size of house.)

STYLE: Application shall indicate whether cover is solid or open.

Solid Roof: A decorative detail shall be incorporated around the perimeter of the solid patio cover to give the appearance of an open patio cover.

Open Roof: Slope may be flat; if roof is sloped, slope may not BE GREATER THAN above.

COLOR: Must be properly sealed and maintained or painted to match either the existing house or trim color. Pre-painted or pre-colored materials may be allowed to be white subject to Design Review Committee approval. Paint must match either house or trim color. Pre-painted or pre-colored materials may be white.

BEAMS: Support beams sized appropriately and attached to house below roofline.

APPENDIX G  
(Continued)

MATERIALS: Patio covers must be made of natural wood, ~~redwood, or painted metal embossed with wood grain, or a comparable product.~~  
VINYL MATERIALS, RAILROAD TIES OR TELEPHONE POLES ARE NOT PERMITTED.

SIZE: Application shall include a detailed diagram of location and size of patio cover.

SETBACK: ~~Attached: Minimum 5' from side property line, and 15' from rearback property line. Setback measurement is measured from edge of eave/roof. \*~~

~~A portion of the main building may project into the required rear yard area, provided that an equal area of the buildable portion of the lot (this area can be anywhere on the lot) is provided as yard or court. In no event shall the rear yard be less than 10' for one-story buildings.~~

~~Main building may project into required rear yard on some lots with required make up space. In no event shall the rear yard set back be less than 10 feet from rear lot line.~~

~~Detached: Minimum 3' from side and rear property lines with a minimum 6' separation between structures to maintain necessary fire breaks. Setback measurement is from edge of eave/roof.~~

III. SUBMITTAL REQUIREMENTS:

All patio cover submittals must include the following:

- Show patio cover on City approved plot plan and indicate setbacks to rear and side property line.
- Brochure of patio cover with design style clearly marked.
- Specifications as in Section II (above) clearly marked on **detailed elevations/drawings.**

APPENDIX G  
(Continued)

SEPARATE OPEN SHADE STRUCTURE  
DETAILS AND SPECIFICATIONS

\*XThe measurement standards for separate open shade structures are consistent with the approved design review for Del Webb (EG-06-1010) as confirmed on July 8, 2009 by the City of Elk Grove Planning Department.

I. DEFINITIONS:

For the purposes of these Design Guidelines, a separate open shade structure is defined as a one-story structure (often described as a shade structure or pergola). It is a detached structure, not exceeding 10 feet in height and is open on all four sides. Please see examples of a separate open shade structure on this Appendix "G.

Separate open shade structures shall be used only for recreational and outdoor living purposes.

II. SPECIFICATIONS:

SUPPORTS: Finished size of supports not less than 6 inches x 6 inches (may be greater depending on size of the separate open shade structures but must be appropriate to size of house.)

COLOR: Must be properly sealed and maintained or painted to match either the existing house or trim color. Pre-painted or pre-colored materials may be allowed to be white subject to Design Review Committee approval.

BEAMS: Support beams sized appropriately.

MATERIALS: Separate open shade structures must be made of natural wood, painted metal embossed with wood grain, or a comparable product. VINYL MATERIALS, RAILROAD TIES OR TELEPHONE POLES ARE NOT PERMITTED.

SIZE: Application shall include a detailed diagram of location and size of the separate open shade structures.

SETBACK: Minimum 3' from side and rear property lines with a minimum 6' separation between structures to maintain necessary fire breaks. Setback measurement for separate open shade structures is measured from the wall face of the house to the nearest post supporting the separate open shade structure allowing an overhang of less than or up to 2'.\*\*

### III. SUBMITTAL REQUIREMENTS:

All separate open shade structures submittals must include the following:

- Show separate open shade structure on City approved plot plan and indicate setbacks to rear and side property line, distance between the wall face of the house and the nearest post supporting the separate open shade structures, and length of overhang on all sides of separate open shade structures.
- Brochure of accessory with design style clearly marked.
- Specifications as in Section II (above) clearly marked on **detailed elevations/drawings.**