

## **GROSSMONT VILLAGE**

### **ARCHITECTURAL REVIEW CRITERIA AND GUIDELINES**

All homeowners and residents benefit from the planning and design that have been an important part of the development of our community. The purpose of design controls is to assure homeowners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community's overall environment.

This document is designed to address exterior alterations or structural changes made by homeowners to their property as set forth in the CC&R's and Rules & Regulations. As a homeowner, you should have received copies of the CC&R's and other Governing Documents. These documents are binding on all homeowners. As a result, all homeowner documents should be read and fully understood by each homeowner.

Improvements that **require** prior architectural approval include the construction, installation or alteration of any buildings, walls, patios (including patio covers), fences, landscaping, landscape structures, window/door replacement, air conditioning installation, satellite installation, exterior cabling, exterior lighting, solar equipment, or any change that is visible from the outside of the unit.

Improvements that **do NOT require** approval includes the construction, installation, alteration, or remodeling projects which are restricted to the unit interior, so long as such projects do not involve an alteration to the building plumbing, structure, roof or load bearing walls.

### **ARCHITECTURAL APPLICATION BOARD REVIEW CRITERIA**

1. Architectural applications must be submitted no less than 10 days prior to a scheduled Board Meeting. Board meetings generally occur the first Wednesday of each month.
2. Applications must include the proposed change, contractor information and photos, brochures or drawings of the proposed change. This includes plans to scale that show:
  - a. Location on improvement to home & property lines
  - b. Complete dimension of changes proposed (sketches or similar completed photographs would be helpful)
  - c. Description of materials and color scheme (height, width, length, size, color, material, etc.)
  - d. Clearly marked plant types, sizes, and quantities
  - e. The plans for obtaining county construction permits where applicable
  - f. Expected beginning and completion date of project
3. Architectural applications for all changes, except for window replacement, require signatures from neighboring units.

4. Projects are to be completed within six (6) months of approval, otherwise the application becomes void and approval must be obtained again.
5. Submit application and all other necessary documents to 360 Community Management via mail, email, or by bringing it directly to the office.

Address: 10769 Woodside Ave, Ste 210  
Santee, CA 92071  
Email: info@360hoa.com

Applications will be reviewed at the next scheduled Board meeting, so long as the conditions above are met. Please note, it may take up to 60 days for the Architectural Committee review process; therefore, we encourage applicant to begin process well before the work is scheduled. Notification of the Board's decision will be mailed to the unit owner within 15 days of the meeting. If you prefer the decision letter be emailed to you, please specify this when submitting the application.

### **SPECIFIC ARCHITECTURAL GUIDELINES**

The following conditions do not alter nor negate the requirement of submitting an architectural application for the Board's review/approval; however, it does provide the prerequisites for upgrading or changing.

As with any owner upgrade, maintenance, repair, and replacement costs are the owner's responsibility. The Association shall not be responsible for any repair or maintenance costs directly or indirectly attributable to the architectural change.

#### **Air Conditioning:**

There are serious limitations to your unit's electrical capacity. Most units have only (2) 15 amp fuses. Even the latest technology will not be able to handle the limitations if all your major appliances are electric. We highly recommend you research your power usage in advance and purchase a unit that operates within those amps.

When installing central air conditioning, a La Mesa City Permit is required. This includes the installation of condensers on patios.

For window air conditioning units, the following two items must apply:

1. For one-story condos, the window unit should be placed in the closest window to the front door.
2. Damages to windowsills or exterior walls of the building caused by poor drainage of an air conditioning unit become the responsibility of the unit owner.

#### **Flooring:**

Rules apply to 2<sup>nd</sup> Floor Units only. These are units above a complete separate unit below (excludes townhouse style units). Hard flooring (i.e. tile, wood, laminate, marble, etc.) requires prior architectural approval and must include the appropriate sound-proofing underlayment.

**Front Door:**

Front doors are required to be either painted or stained to match the Association paint scheme. The paint code is Dunn Edwards DE 161 Wild Mustang Spartashield 10.

**Front Door Lamps/Lights:**

Front door light fixtures must be black in color. The design should be consistent with your neighbors. The Board will deny all requests made for white, silver or brass front door lights fixtures.

**Home Address Plaques:**

Except for the street name and address numbers, no art designs can be fixed to the home. The overall size is not to exceed 8 x 10.

**Landscaping:**Front Entrance

The Board must approve all landscaping changes. Unapproved landscaping will be removed at the unit owner's expense. Unapproved or abandoned landscaping may be re-landscaped by the Board and the cost will be assessed to the unit owner.

Patio

1. All patio plants must be kept in containers/pots that are raised off the ground enough to allow air to flow over and protect the concrete slab.
2. No trees, bushes, or vines should be planted in the soil, because roots could cause a crack in your neighbor's slab or your own. If this should occur, the owner of the plant that caused the problem is responsible for all repair costs, NOT the Association.
3. Any structures, construction or modifications must allow for proper water drainage.
4. You may not cut into the concrete slab.
5. No raised beds may be constructed on the concrete slab or against walls and fences.
6. Patio gardens should contain only potted plants.
7. No trees, large bushes, vines or trellises can be attached to fences.
8. The design and décor of your patio should not promote or host the existence of pests, such as hornets, bees, termites or rodents.
9. Residents who install interior fence boards, fiberglass, bamboo or other material to cover the fence on the inside will have created a gap for pests like bees, wasps, ants and rats. Unit owners can be assessed for the costs of pest control treatment and repairs to the common property.

**Mailboxes:**

Mailboxes must be black in color and be the variety that is designed for condo living.

**Rain Gutters and Downspouts:**

Rain gutters and downspouts on the front of the unit, are maintained by the Association on an annual basis.

Rain gutters and downspouts on the back patio of the unit, were installed by the unit owner and are the responsibility of the current unit owner. Rain gutters and downspouts installed by unit owners must have Board approval prior to installation.

**Security & Screen Doors:**

1. Must be black. Only exception is if your door is not visible from the sidewalk, then possibly a neutral color.
2. Must be simple in design and not stand out
3. Cannot swing in the wind

**Skylights, Solar, and Roof Vents:**

Skylights, solar tubes, and solar panels, are not part of the original construction of the building, so therefore all exterior additions, modifications, decorations, or alterations become the responsibility of the unit owner. If you add additional roof vents for dryers or water heaters the same applies.

If the roof is leaking due to improper installation, flashing or lack of integrity of the unit itself, responsibility resides with the unit owner. If the association calls out a roofer to inspect the situation and the above is the case, the unit owner is responsible for all charges incurred during the inspection.

A City of La Mesa permit is required for all skylights and solar panels.

**Windows:**

New windows must be white vinyl for the Amaya and Howell sections and almond vinyl for the Earl section.

The replacement windows must be double-pane (no grids) with horizontal sliders that match existing windows.



# **Grossmont Village Condominium Association**

**10769 Woodside Avenue, Suite 210  
Santee, Ca 92071**

**Office: (619) 270-7360    Web: [www.gvalamesa.com](http://www.gvalamesa.com)**

---



## **ARCHITECTURAL GUIDELINES**

### **VINYL FENCING:**

1. All vinyl fencing requires prior written architectural approval.
2. Vinyl fencing height is 6 feet to match the height with all the fencing.
3. Fencing must be solid to the top (no lattice).
4. Vinyl fencing must be standard dark brown color.
5. The homeowner's contractor will need to configure the corner sections that connect to the next-door neighbor, including any metal posts that do not line up right at the corner. *Applications must have next door neighbor's signature, and owners/contractors must work with any neighboring owners schedule as needed.*
6. The spacing may not be wider than .25" between the panels.
7. Any damage to any common area component (landscaping, concrete, building, etc.), as well as any damage to any other unit (including fencing) as a result of removal or installation of new fencing will be the responsibility of the owner installing the fence.
8. The vinyl fence may not negatively affect the stability of any remaining wood fence; if it does, the owner installing the vinyl fence will have to install an additional post for any adjoining wood fence.

**HOMEOWNERS ASSOCIATION  
APPLICATION FOR ARCHITECTURAL APPROVAL**

Owner's Name: \_\_\_\_\_  
Unit Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Daytime Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Lot or Unit #: \_\_\_\_\_

Description of requested change: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please indicate supporting documentation attached to this application:

<u>XX</u> Installer quote & scope of work ( <b>required</b> )	_____ Photographs
_____ Sketches/Drawings	_____ Paint Chip/Sample
_____ Construction Plans	_____ Catalogue Picture/Brochure
_____ Other _____	

**SUBMITTAL REQUIREMENTS:** Sufficient information must be furnished with all applications presented to the Architectural Committee/Board for approval. Lack of any items or insufficient data on any items will cause delay in checking and approving plans. It should be understood that ***NO ARCHITECTURAL CHANGE CAN PROCEED WITHOUT PRIOR WRITTEN APPROVAL OF THE COMMITTEE AND/OR THE BOARD OF DIRECTORS.***

1. **Structures** – including, but not limited to patio covers, fences, solar installations, patio slabs, etc.
  - a. **Plot Plan** - must include property lines and dimensions, site of proposed new construction and its relationship to property lines and existing structures, location and dimensions of existing structures.
  - b. **Building Plan** - construction details to assist in evaluating the project include dimensions, materials, colors, and name of contractor.
2. **Landscaping** - landscape plan must show location, type and size of each plant; ground covers must be clearly specified with irrigation indicated.
3. **Exterior Painting** - Please use ***only*** the paint color codes authorized by the Association.
4. **Satellite dish installation**

All work must be performed by a licensed contractor, unless otherwise approved by the Board of Directors. Proof of Workers Compensation & Liability Insurance, as well as the contractors CSLB# must be submitted with this form.

I acknowledge and agree that I will be solely responsible for any claims, including without limitation, claims for property damage, or personal injury, which result from the requested change or addition. I hereby indemnify the Association from and against any and all applicable codes and ordinances, and for obtaining all necessary permits and inspections for the requested change or addition and further, that I am responsible for all maintenance, repair and upkeep of said change or addition.

***Please remember to attach the installer quote & scope of work.***

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**THIS IS A TWO-PAGE DOCUMENT. PLEASE COMPLETE OTHER SIDE!**

**NOTE:** It is required that signatures be obtained from neighbors on each side and to rear of the lot being improved BEFORE the Committee will review this document.

The undersigned neighbors have no objections to the above planned improvement.

Name	Print	&	Sign	Address
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____

---

*Board of Directors Use Only*

**APPROVALS:**

\_\_\_\_\_ Approved as requested.

\_\_\_\_\_ Approved; subject to the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Disapproved for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Board Member/Architectural Committee Signature

\_\_\_\_\_  
Date