

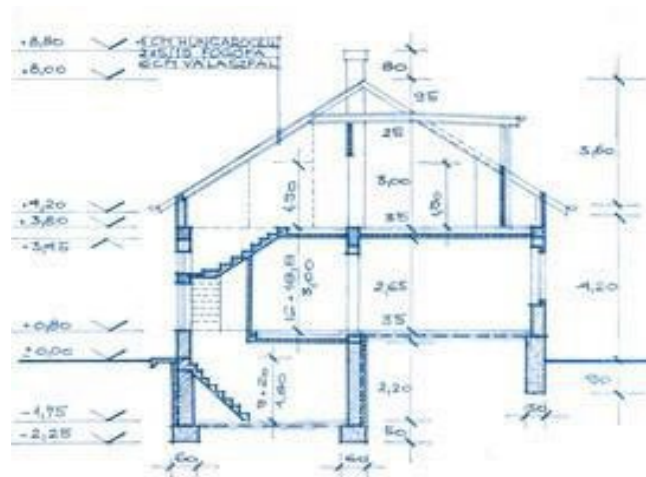
SILVER LAKES ASSOCIATION



Environmental Control Committee

Architectural Guidelines

Revised October 22, 2025



Silver Lakes Association ECC Architectural Guidelines (Revised 2025)

Government Code §12956.1. Discriminatory Restrictions Disclosure.

"If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status."

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*The publication of this manual is dedicated faithfully to the
membership of our fair community.*

The Association would like to thank the following individuals in
the preparation of this manual:

All ECC Members, past and present, as it
is their labors that resulted in this volume of work.

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SECTION I INTRODUCTION

ENVIRONMENTAL CONTROL COMMITTEE

The right of an Owner of a lot to construct, reconstruct, refinish, or alter any exterior improvement on his / her lot is absolutely prohibited unless and until the Owner of such lot **first obtains** the approval thereof from the Environmental Control Committee and otherwise complies with all other sections of C&R Section 7 b. and every requirement in the existing Silver Lakes Association Architectural Guidelines (as amended). This includes, but is not limited to repainting, re-roofing, landscaping, resurfacing, altering, or adding fences, all new construction, and any other changes, including like-for-like, to the exterior of the structure or the property visible from Common Areas and from any other lot.

A. Welcome

We welcome the opportunity to share with you the workings of the Environmental Control Committee (ECC). It is our duty to work harmoniously with the members of this community to ensure that Silver Lakes remains the great place it is to live. We, on the ECC, and members of the Association staff, look forward to helping you with your new building endeavors, building alterations, as well as assisting you in answering questions and concerns.

B. ECC Purpose/Goal

The purpose of the Silver Lakes ECC is to administer the community's orderly growth and development for the protection and benefit of all property owners. The goal of the ECC is to ensure that the physical and aesthetic quality of the residential environment is preserved and progressively enhanced over the years. Toward this endeavor, the ECC is dedicated to impartially administering its duties as an official committee of the membership in the Silver Lakes Association.

C. Committee Membership

The ECC consists of five (5) Silver Lakes Association (SLA) members appointed by the Board of Directors.

D. ECC Committee Duties and Responsibilities

1. No construction or modification to the exterior of any home or lot may begin until said project is approved by the ECC and signed approval is picked up at the Compliance Department. See Fine Schedule.
2. All gainful occupations, professions, or trades may commence only with prior ECC approval.
3. The Committee can only grant approvals which ensure conformance to the C&R's, Architectural Guidelines, or render decisions based on the findings of a variance hearing.
4. The Committee adopts rules to establish Architectural Guidelines and Property Maintenance Standards.
5. Perform such other duties as delegated by the C&R's, Board of Directors and Silver Lakes Association Governing Documents.

E. Requirements for Association Approval of Physical Changes to a Property (Civil Code §4765)

1. Building Plans and Other Proposals

All proposed construction and/or activities requiring ECC approval must comply with the provisions set forth in this manual. Therefore, it is required that all planned activity under the jurisdictional control of this section of the Architectural Guidelines be submitted as a permit application to the ECC for consideration and approval before any such activity may commence. See Fine Schedule.

F. Due Process Procedures/Rule Enforcement

The ECC works with the SLA Compliance Department. The SLA Compliance Department is responsible for ensuring the ongoing compliance of SLA Architectural Guidelines. When the Association learns of potential violations of the Governing Documents regarding architectural control and compliance, and property maintenance standards (including the C&R's, Rules and

Regulations, and ECC Procedures), the following due process procedures and fine policy shall apply:

a. Notice of Violation

- a. When a violation of the C&R's, Rules and Regulations, or ECC policies is observed, the property owner(s) of record of the property associated with the observed violation will be provided notice that such condition is present on their property, or that certain conduct was observed. This notice will inform the property owner of the nature of the violation the provisions of the governing documents involved, and a deadline to correct, comply or respond. This notice may also include a notice to Cease and Desist when construction related violations are observed, In the event the conduct is correct, or the property is brought into compliance prior to the response date indicated on the notice, the matter will be concluded.

b. Notice of Hearing

- a. Failure to respond to a Notice of Violation or correct and resolve the identified violation(s) by the response date, will result in the issuance of a Notice of Hearing to the property owner to appear before the ECC. This notice will reiterate to the property owner of the date, time, and location of the hearing. The Notice shall state that the hearing will proceed whether or not the property owner appears. In the event the property is brought into compliance, prior to the response date indicated on the notification, the matter will remain on the ECC agenda for consideration, further enforcement if necessary, and/or fines or other appropriate resolution as the ECC in its discretion shall determine.

c. Other Association Remedies

- a. The foregoing procedures are in addition to any and all other remedies available to the Association under the governing documents and California law, which, in the discretion of the Board of Directors, may be required. Said additional remedies included but are not limited to a legal action (including injunctive relief) to compel compliance.

G. Due Process Procedures/Rule Enforcement

Any violation of the ECC Architectural Guidelines is subject to a fine as provided in the Fine Schedule and/or suspension of privileges per *Bylaws – VI, Section 5* “*The Board shall have the right to suspend the use and enjoyment of any Common Area and Community Facility for the failure of a person to comply with such rules and regulations and the said Covenants and Restrictions; provided, however, that such suspension shall only be imposed after such person has been notified in writing and has been offered a reasonable opportunity to be heard.*”

The Association has delegated the authority to conduct initial hearings on alleged violations to the appointed ECC. Property Owners may appeal a decision of the ECC by submitting a written statement to the Association asking the Board of Directors to review the matter. Any such appeal must be submitted to the Association, in writing, not later than fifteen (15) days after the written notice of the decision of the ECC.

In determining what range of penalties to impose following a determination of a rule’s violation, both the ECC, in the first instance, and the Board of Directors, on appeal, will consider a variety of factors relative to any violation, including:

- The severity of the violation;
- Prior/subsequent incidents (or lack of same);
- Prior fines for the same violation;
- Prior warnings;
- Any personal injury resulting from the misconduct or the risk of personal injury;
- Any property damage resulting from the misconduct or risk of property damage;
- Instances of a public or private nuisance;
- Evidence of any mitigating circumstances presented.

The penalties set forth in these Architectural Guidelines are not exclusive, and the Board of Directors may, in its sole discretion, determine that it is appropriate to take other actions to protect the Association and/or enforce its governing documents, including, but not limited to, proceeding with the initiation of legal action to compel compliance.

1. Disciplinary Sanctions for Violations of ECC Policies

- a. The ECC employs two (2) methods to encourage property owners to meet their obligations and comply with the Architectural Guidelines. Members will be afforded notice and an opportunity for a hearing before a monetary penalty is imposed.
 - i. Forfeiture: A monetary forfeiture may occur during the construction phase when a portion or all of a refundable contractor's performance deposit is deducted by the ECC due to a violation of these Architectural Guidelines.
 - ii. Fine: A fine may be imposed by the ECC when a violation of Architectural Guidelines remains unabated or when there is a reoccurrence of a violation.

2. Fine Schedule – Unabated or Reoccurring Violations

In the event the ECC determines, following the violation hearing, that fines should be imposed against a property owner for violation of the ECC Rules:

- 1st Violation.....Warning of fine up to \$100
- 2nd Violation (same offense).....\$100
- 3rd Violation (same offense).....\$100
- Additional Violations (same offense).....\$100
- Safety Violation (same offense).....\$500
- Continuing Violation.....daily fines until cured
- Common area privileges may also be suspended
- Assessment may be levied to reimburse HOA expenses

3. Fine Schedule – Maximum Initial Fines

Fines may be assessed per occurrence, per month, per week or day.

- a. Construction, installation or alteration of miscellaneous improvements and exterior finishes without ECC approval \$ 100
- b. Non-conformance with approved plans \$ 100
- c. Failure to stop construction or other activities pursuant to the Issuance of a “Cease and Desist” notification.....\$ 100
- d. Failure to complete construction (excluding landscaping) after twelve (12) months without ECC approval for a time extension \$ 100
- e. Failure to complete landscaping within ninety (90) days after completion of home construction without ECC approval for a time extension . \$ 100
- f. Uncontrolled trash on construction site and surrounding areas... . \$100
- g. Depositing or placing construction material on private properties without prior approval of ECC and Property Owner..... \$100
- h. Failure to maintain docks and lakefront..... \$100
- i. Placement of travel trailer, motor home or construction shack for storage of construction materials without prior ECC approval \$100
- j. Violation of sign requirements..... \$100
- k. Failure to maintain structures, outbuildings, yards, and other elements.\$100
- l. Failure to remove volunteer trees, weeds etc. from properties \$100
- m. Operating a business without ECC approval (including model homes)\$100
- n. Unapproved parking on property \$100
- o. Failure to abate inoperable – nonfunctional vehicles.....\$100
- p. Unapproved RV, camper shell or boat storage or occupancy \$100

- q. Other violations which do not conform to Bylaws, C&Rs, Architectural Guidelines, policies which govern the Association.....\$100

Payment of forfeiture/assessment does not constitute ECC approval. In some instances the Association may propose imposition of a fine upon a continuing, periodic basis pending compliance. For example, "...failure to complete construction will incur a fine at \$2000 per month until complete".

The foregoing penalty / fine schedule are not the Association's exclusive remedy. The Association reserves the right to take all enforcement action authorized by the governing documents and California law, including legal action, if the Association determines alternative enforcement action to be appropriate.

4. Inspections

- a. New Construction

- i. The Compliance Department will make periodic and final inspections of work in progress for timely completion and conformity to approved plans.

- b. Existing Property

- i. The Compliance Department, through periodic inspections of existing properties, verifies maintenance as outlined in C&R, chapter 7 (land use articles).

5. Complaints

When a violation of Architectural Guidelines or C&R's is perceived to exist, it is the prerogative of all Association Members to attempt to gain conformance through enforcement of our governing documents. Therefore, all property owners are encouraged to utilize the ECC Citizen Complaint Form available at the Association office or Compliance Department.

H. ECC Operation

The Committee and Association utilize the following framework to ensure that fair, equitable, and timely decisions are rendered when applications are reviewed for approval.

1. Right to Enter

- a. The Association, or its duly authorized agents shall have the right, at any time and without liability to the property owner, to enter upon any lot for the purpose of performing inspections relating to the effective administration of our governing documents.

2. Permit Phase

- a. Owner/Builder submits permit application to ensure proposals/designs comply with ECC guidelines and conditions of approval.

3. Meetings

- a. The committee meets on a regular periodic basis to consider proposals. Please contact the Association Office for scheduled times. Special meetings can be called by the Committee Chairman when required.

4. Voting

The ECC consists of five (5) Board appointed SLA members, a majority of a quorum is required to constitute an action of the ECC.

a. Basis

- i. Decisions rendered by the ECC are primarily based on the Association's governing documents, and the Architectural Guidelines. The intent and spirit of the Architectural Guidelines is to provide reasonable guidelines that promote a uniform and consistent architectural design throughout the community. Aesthetic considerations are weighed where preference is not given to a particular design style, but rather the overall quality of the

architectural design and material elements as these relate to form, function, and their impact on the overall property theme, including the surrounding environs.

Prefabricated homes, manufactured homes, modular homes, Conex container type homes, and mobile homes are not permitted.

All new home construction, major landscaping, or any exterior change to a lot (“modification”) MUST be approved by the ECC in writing before any new construction may begin. Failure to follow these restrictions will result in immediate enforcement including fines, a court order to stop construction and other appropriate remedies. In addition, the property owner may be required to remove the unapproved modification.

b. Timeliness

- i. All new dwelling permit applications are valid for one (1) year from the date of issuance. Property owners that do not complete their project(s) in the allotted timeframe must resubmit plans and pay the project review fee to request an extension to the ECC.
- ii. All miscellaneous improvement permit applications are valid for six (6) months that do not complete their project(s) in the allotted timeframe must re-submit plans and pay the project review fee to request an extension.

5. Proposal Rejection

- a. The Committee may find that a proposed improvement is aesthetically incompatible, and/or a permit application fails to meet C&R and/or Architectural Guideline criteria. In these cases, a permit application may be rejected.

6. Variance

- a. The Committee will consider applications for Variances per C&R (section 10.F.) criteria to assist property owners in overcoming practical difficulties and preventing unnecessary hardship. For a variance to be considered, the Committee must determine that the

variance will not be materially detrimental to other lots, condos, or common areas in the immediate area of the property for which the variance is proposed. Variance applications require a mail out notification to neighboring property owners that a public hearing will be held regarding a particular matter. Applications are available from the Compliance Department Office. All expenses for a variance hearing are the sole responsibility of the requesting property owner.

7. Right to Appeal

- a. If a permit or variance application is rejected, the Owner is free to request that the Committee reconsider its decision. The Owner is encouraged to present new or additional information which might clarify the request or demonstrate its acceptability. If the Committee, denies the application of the property owner, the decision of the Committee may be appealed to the Board of Directors for final consideration.

8. Notification

- a. To be considered legally effective, all Committee and Association decisions, notices, and correspondence must be sent in writing, via U.S. Mail to the owners address of record, or by personal service, to the applicant/owner. Also, permit applicants who are approved may be considered notified once they have picked up their approved plan-set at the Compliance Department Office. All applicants must receive their stamped, approved permit application before commencing construction or activity.

9. Waiver

- a. All proposals are considered on an individual basis. The prior approval of improvements or matters requiring approval does not constitute a waiver of any ECC right to withhold approval as to any similar future plans.

SECTION II

ARCHITECTURAL GUIDELINES

A. Building Plans and Other Proposals

All proposed construction and/or activities requiring ECC approval must comply with the provisions set forth in this manual. Therefore, it is required that all planned activity under the jurisdictional control of this section of the Architectural Guidelines be submitted as a permit application to the Compliance Department for consideration and approval by the ECC before any such activity may commence.

B. Submittal Guidelines for the Construction of New Dwellings

1. New Dwelling Plans/Specifications

- a. Submit two (2) sets of construction plans (one digital), complete with plot plan, landscape plan, and all pertinent specifications as required by C&R 7(b) to: Silver Lakes Association, P.O. Box 179, Helendale, CA 92342 or personally delivered to the Compliance Department's physical location at 27925 Helendale Road, Helendale, CA 92342.
- b. Detail requirements for plan-set completeness are available on the Association's Website or at the Compliance Department office. (New Dwelling Submittal Checklist).
- c. Minimum square footage for single family homes in Silver Lakes is 1800 square feet (livable space) on typical lots.
- d. Plans are approved primarily for their location and aesthetics.
- e. Property owners who wish to have their plans considered for approval by the ECC must submit the plans no later than one week prior to a regularly scheduled Committee meeting. The Committee meets the second and fourth Tuesday of each month. Improvement submissions must be received before the close of business on the first and third Tuesday of each month.

2. Deposit and Fees (Paid by property Owner)

- a. A three hundred dollar (\$300) non-refundable project review fee is payable at the time of building plan submission.
- b. A two-thousand-dollar (\$2,000) refundable deposit is payable to guarantee the construction is completed within twelve months after start of home, the conditions of individual approvals are adhered to, and that the construction site and adjacent properties are cleaned. This deposit also ensures that the property is landscaped according to ECC requirements within ninety (90) days from the completion of construction.
- c. Upon completion of the construction phase of the home, one half of the Deposit is remitted to the property owner. Upon completion of all landscape requirements, and wall systems where applicable, the remaining one half of the Deposit will be refunded.
- d. Any Owner-Builder or Contractor with an outstanding violation or an unpaid fine arising out of the owner-builder's or contractor's work on an earlier project shall be subject to ECC imposition of an additional conformance deposit of \$3,000 over and above the basic deposit(s) required for any subsequently proposed project. The additional deposit shall be subject to forfeiture for violation(s) of any C&R or Architectural Guideline rule in accordance with the Association's penalty schedule following notice and hearing. The deposit amount in no way limits the Association's remedies or its right to take additional enforcement actions for violations.

3. Set-Back Limits

- a. Contact the SLA Compliance Department office to determine the correct side setback sequence pertinent to your lot. Also, Silver Lakes Association rear back-set limits differ from San Bernardino County back-set limits. Diagrams of typical lots are located in the "Exhibits" section of this manual. Please refer to the Exhibits before finalizing your construction diagrams.

- b. Other structures (such as bay windows that do not touch finished grade or finished flow, chimneys, etc.) are considered on a case-by-case basis and may be allowed within the set-back in Silver Lakes with prior ECC approval.

4. Exterior Finishes

- a. Exterior house finishes for new construction must be of a durable material with a projected life comparable to stucco. Alternative materials such as engineered durable siding products are considered on a case-by-case basis.
- b. Only ceramic tile, metal tile, or slate will be considered for ECC approval on new construction. Alternative roofing materials are considered on a case-by-case basis. For re-roofing, see Section II, Paragraph E9.
- c. Exterior colors and material samples must be provided when an application is submitted.
- d. No reflective finishes are permitted on exterior surfaces other than glass and typical hardware.

5. Easement Restrictions

- a. Easement areas must be maintained so that no structure, planting, or other material shall be placed or permitted to remain which may damage, change, or interfere with the use of the easement.

C. Construction Site Requirements

- 1. At the onset of construction, you must have:
 - a. ECC approved plans and specifications for all work to be performed.
 - b. A covered, metal trash container of at least three (3) cubic yards capacity. All construction debris and trash must be placed in trash containers daily.
 - c. A chemical toilet for the use of workers only.

- d. Prior to the commencement of setting forms for concrete perimeter footings you must have construction power in the form of a polarized temporary power pole.
- e. No construction work is allowed in Silver Lakes before 7 a.m. and after 6 p.m. with the exception of finish concrete, which may begin at 6 a.m.

2. Compliance Department's Phase Inspections

- a. The owner/contractor is responsible for contacting the Compliance Department for construction phase inspections. The Compliance Department's inspections include:
 - i. Lot inspection to confirm the placement of required elements at the onset of construction (trash receptacle, chemical toilet, and power pole).
 - ii. Verification inspection when trenching is done, and forms are in place prior to pouring concrete.
 - iii. Combination Inspection after rough-outs and lathe, prior to stucco.
 - iv. Construction Final at completion of the major structures up to finish grading.
 - v. Wall Inspection for block walls/fences, etc. prior to pouring concrete for footings/posts.
 - vi. Improvement Inspection for items such as footing locations for room additions, patio footing locations, storage facility placement, etc.
 - vii. Lakeside Wall Location inspection prior to construction.
 - viii. Lakeside Dock Location inspection prior to cutting liner.
 - ix. Final Landscape after installation of landscape elements, and walls.
 - x. Landscaping must be completed within ninety (90) days after Construction Final has been approved by the Compliance Department. Contact the Association Office when landscaping is complete.

- b. Special Notes on the “Compliance Department’s Inspections” provision outlined in the foregoing paragraph, C-32:
 - i. When a “Verification Inspection” is requested, prior to the performance of the inspection, certain criteria must be met.
 - ii. The property owner/builder, general contractor, or property owner’s authorized agent must ensure that all true property lines are clearly marked with surveyor’s string or equivalent prior to requesting the inspection.
 - iii. It is strongly recommended that property owners employ the services of a licensed professional engineer or surveyor to determine property lines and set-back on lots in the community. Silver Lakes Association and its representatives cannot be held liable for property line discrepancies. The Association may, in its discretion, require that the property owner or contractor employ a surveyor to determine property lines, location of easements, etc.

3. Grading

- a. Special attention must be given to proper site surface drainage so that surface waters will not pool or adversely affect neighboring properties. Erosion control must be provided. Under certain circumstances, provisions for retaining or property separation walls must be made, especially when lots are terraced or padded to the extent that lateral drainage would otherwise flow directly onto an adjoining property.

4. Same Floor Plan Guideline:

- a. Applicant Owners-Builders and Contractors must not duplicate front elevations of homes within five lots in either direction of the applicant’s lot.

5. Roof mounted HVAC

- a. Roof mounted air conditioners, twin-packs, evaporative coolers and heaters are not permitted.

6. Job Site Safety

- i. The safety of construction workers and the general public on or near the construction site is the sole responsibility of the property owner. The following mandatory safety precautions must be taken:
 - i. Only authorized persons are to be allowed on the construction site.
 - ii. All open trenches must be barricaded or covered.
 - iii. Tools may not be left unattended on jobsites, especially when these are connected to power or compressed air.
 - iv. Dangerous objects such as boards with nails, metal lath, loose wire, etc., must be placed within the dumpster daily.
- b. Loud or excessive radio noise is not permitted.
- c. Animals are not permitted on construction sites.

7. Motor Homes, Construction, Temporary Usage

- a. A motor home or approved trailer used for the dwelling of an owner/builder is allowed to park at the RV Park free during the construction of a single-family home for a maximum period of one hundred eighty (180) days with prior ECC approval. After one hundred and eighty days (180), the current RV Park fees will be assessed.
- b. Electric cars are not permitted to be charged using the outlets in any RV Park Campsite.

8. Contractor's Signs

- a. The licensed general contractor developing a property may display one (1) contractor's sign, a maximum of twelve (12) square feet during construction.

- b. One (1) sub-contractor's sign may be placed on the building site while working during a particular phase, a maximum of twelve (12) square feet.

9. Disclaimer

- a. Any approvals by the Committee which exceed ECC authority or would otherwise violate the C&Rs may not be relied upon by the property owner whose lot must conform to the C&Rs.
- b. All inspections performed for the purpose of verification of conformance to approved plans and conditions will be performed predicated on the knowledge that the Association and/or its representatives are not employed to perform structural, engineering, or survey observations. The Association does not make any guarantee, express or implied, as to the accuracy of any inspection performed on any lot and therefore assumes no liability by performing such inspection.

D. Landscaping

The intent of the ECC requirement to landscape is to enhance the home, beautify the community, and provide aesthetically pleasing views of the property. All landscaping must be approved by the ECC prior to installation. The minimum requirements are outlined below.

1. Basic Guidelines - Minimum Landscaping Requirements:
 - a. Front yard minimum landscaping requirements specify three - five-gallon shrubs, and one - five-foot-high in ground tree. A minimum of 25% turf, rock, or other approved ground cover and plantings. A maximum of 75% concrete. Bare dirt is not permitted.
 - b. Where the front and rear landscaping is visible landscaping must be well maintained.
 - c. Ground Cover is defined as any turf, artificial turf, rock, gravel, decorative paver, or concrete slab which is placed over the area to be landscaped. Ornamental plants may also be used as ground cover when placed densely enough to achieve coverage requirements.
 - d. Decorative rock, gravel, decomposed gravel (DG), etc. used for ground cover must have a minimum of six (6) mil black plastic sheeting underneath or other approved weed barrier for weed control. Where decorative rock is used, you must provide a curb or gravel stop in the form of concrete, brick, scalloped brick, minimum one-half inch thickness wood, or other durable material. Also, all turf planted at property lines must have a durable border installed, as described above, adjacent to the inside of the property line to prevent the unreasonable spread of grass onto neighboring lots/yards.
 - e. The rear yard of equestrian lots must be landscaped a minimum of twenty-five feet (25') from the rear of the house.
 - f. Sand may not be used as a ground cover.
 - g. No vegetation is to be planted in the lake.

- h. On lake-front and golf-course lots, no hedge, shrub or other planting in the rear setback may reach elevations higher than four feet (4') above finished floor grade.
- i. Altering of designed drainage is permitted only when the new drainage discharges to the street.
- j. All landscaping must be adequately irrigated with permanent sprinklers, drip systems, etc.
- k. Planting on street corners may cause safety hazards. Owners must consult with the current San Bernardino "County Development Code" regulations pertaining to plantings on street corners.
- l. All yard art must be approved by the ECC, must not exceed four (4) feet and may not include tree stumps.

2. Artificial Turf Specifications

Any artificial turf installed in a residential area within Silver Lakes MUST meet the following MINIMUM specifications:

- a. Turf samples with specifications and installation instructions must be submitted to the ECC as part of the approval process.
- b. Turf must be made of polyethylene or other non-toxic material if found to be acceptable by the ECC (PRIOR TO INSTALLATION).
- c. Turf must be 100% UV protected.
- d. Turf must have a minimum warranty period of ten (10) years.
- e. Installed using manufacturer's specifications.

E. Miscellaneous Improvements

Miscellaneous Improvements generally refer to construction improvements or other activities conducted on all lots. The Committee requires two (2) sets of architectural renderings and a completed “Miscellaneous Improvement Form” for any property improvements or activity submittals. Activity submittals, for the purposes of this section, are defined as those items listed in this manual which are not related to construction improvements but do require ECC approval. Project Review Fees and deposits vary with miscellaneous improvements. A “Fee/Deposit Schedule” is available at the Compliance Department office.

1. Air Conditioners/Evaporative Coolers

- a. These units may not be installed on any homes without prior ECC approval. Although they are considered on a case-by-case basis, the Committee does set general guidelines concerning their installation:
 - i. Units may not be placed on roof structures or on the front of homes.
 - ii. “Through window” mounted units are not permitted.
 - iii. Units installed in the side yard set-back may not project more than 30% into the total linear width of the individual side yard set-back.

2. T.V. Antennas, Satellite Dishes, Short Wave Radio Antennas

- a. Satellite dishes must not be installed on the front of a home unless practical difficulties otherwise limit placement. Limit of two (2) standard size dishes per home.
- b. External T.V. antennas are not permitted.
- c. Short-wave antennas are not permitted.

3. Decks/Docks

- a. Plans for decks, docks and lakeside wall assemblies must show all architectural details, i.e., location, dimensional information, proposed materials, etc. Minimum recommended structural requirements are enclosed in these policies in the Exhibits section.

- b. Retaining walls (seawall) at the waterline must be constructed no closer than one (1) foot above the typical high water mark. The Compliance Department will mark this line for you prior to commencing construction.
- c. The Compliance Department will inspect and mark the location of your proposed lake liner cut prior to beginning the construction on your cantilevered dock.
- d. Non-point lake lots (measured from the outside of seawall)
 - i. Dock may not extend more than 12 feet beyond the sea wall.
 - ii. The dock may not exceed a width of 20 feet.
 - iii. In most cases the dock shall be constructed near the center of the lake front property but never closer than 12 feet from the edge of the property line on either side or built in any manner that may interfere with a neighboring property's lake access or view. Exceptions are made on a case-by-case basis.
 - iv. Catwalks may not extend more than 4 feet from the seawall if constructed with vertical posts into the lake or 6 feet if cantilevered over the lake per current architectural dock construction building specifications.
 - v. Extending the backyard over any portion of the seawall may not exceed the width specifications of applicable catwalk.
- e. End Point Lots
 - i. Lake front properties that wrap around two separate sides of the property may (with ECC approval) construct a dock space on each side of the property so long as all other specifications are maintained (see above). These separate docks may be connected with catwalks so long as the catwalk widths comply with all other dock construction specifications and in a manner that does not interfere with any neighboring properties easy lake access.

4. Lake Side Residential Boat Ramps

*** Adopted 11-02-2010 - Added

- a. Due to the hazard of Quagga Mussels or other undesirable marine life being inadvertently introduced into Recreational Lakes, any new construction or improvements to any residence located on any of the Association Recreational Lakes shall not include a boat ramp with access to the roadway(s) at the front or side(s) of the residence.

5. Demolition of Major Structures

- a. When a remodel or similar improvement requires that the demolition of a major exterior portion of an existing home is imminent (removal / relocation of walls, exterior architectural elements, roof line alterations, etc.), a permit must be filed with the Compliance Department and approved by the ECC before any such demolition work may commence.
- b. The ECC will also require that all proposed changes to the exterior of the home be submitted and approved prior to the commencement of the proposed demolition.
- c. All material from demolished structure must be removed within 30 days.

6. Destroyed/ Damaged Structures

- a. Structures partially or totally destroyed, are not allowed to remain on properties for more than six months from the date of destruction. Exceptions to this regulation will only be considered when the cause of such action is considered to be beyond the control of the property owner. Requests for exceptions must be submitted in writing to the Compliance Department to be acted upon.
- b. Owners are obligated to take immediate steps to render damaged or destroyed structure safe pending their removal. Damaged or destroyed structures which constitute a threat to health, life or property which are not rendered safe by the owner shall be considered a nuisance by the Association and enforcement action may be taken prior to the expiration of 20-day grace period.

7. Model Home Policy

The ECC issues model home permits in order to advance the development of Silver Lakes. As such, the permit is a privilege which is granted to encourage legitimate contractor participation in this endeavor.

- a. Applications and fee schedules for model homes are available at the Compliance Department office.
- b. Model home permits are active for a period of one (1) year. Extensions must be requested in writing.
- c. Model home permits are only issued to property owners for use in the sale of construction services of new or to-be built residential dwelling units, and are non-transferable.
- d. Upon the residential occupancy of a model home, all permit activity is revoked, and all signage must be removed.
- e. Replacing garage doors with sliding glass entry doors, or modifying parking areas is not permitted.
- f. Model homes may be open to the public seven (7) days a week from 9:00 a.m. to 6:00 p.m.
- g. Model home signs must be approved by the ECC. The sign may be two (2) sided, non-lighted, a maximum of twelve (12) square feet, and set no higher than four feet (4') at any point. The sign may only state company name, "model home", and phone number.
- h. No more than two (2) flags (maximum size of two (2) square feet) are allowed on individual models. Supporting poles can only be a maximum height of four feet (4') measured from the ground. Flags may only be displayed during sales activity each day and must be removed at dusk.
- i. Directional signs are not permitted.

8. Repaint/Re-stucco

- a. Written approval must be obtained from the ECC prior to the re-stucco of any home, or any painting that alters exterior colors.
- b. Exterior paint colors and finishes MUST be approved prior to application.

- c. All detached structures and improvements must be painted to match the exterior finish, trim, and/or roof color.
- d. The following color choices have been approved by the ECC. The following color options are based on the Sherwin -Williams Primary color pallet. If another paint manufacturer is used, the color choice and LRV (light reflective value) must be confirmed and approved by the ECC or Compliance Office prior to application. Failure to adhere to these approved color choices could result in the ECC ordering the property owner to repaint their property with an approved color, at the owner's expense.
- e. Approved Exterior Sherman Williams Color Choices:
 - 1. ESSENTIALS – Black, White and Grey's – LRV Greater than 20 (52 acceptable color choices)
 - 2. FUNDAMENTALLY NEUTRAL – LRV Greater than 20 (164 acceptable color choices)
 - 3. Color Options – LRV Greater than 60 (198 acceptable color choices)
 - 4. ENERGETIC BRIGHTS – NOT ACCEPTABLE IN ANY COLOR

9. Re-Roofing

- a. On all re-roofs where the pitch of a roof meets or exceeds allowable jurisdictional requirements for single saturated felt underlayment with composition shingle over, "25 Year, Class A – Dimensional" shingles are the minimum standard material considered to replace existing roof coverings.
- b. Only tile or tile like will be considered for re-roofs where tile is the existing material. Tile, tile like, and equivalent quality roofs are encouraged on all re-roofing projects when applicable.

10. Swimming Pools/Spas

- a. All pools and spas must have a filtration system and the equipment must not be visible from the front, side, or rear elevation view as limited by fence elevation height specifications. The Association yields fence height criteria to Uniform Building Code requirements for fence systems on lots with pools.

- b. On lake and golf course lots, pools and spas are limited to 24” in height, unless the pool or spa is in the buildable area.

11. Tree Removal

- a. The cutting, felling or removal of trees requires ECC approval. All stumps must be removed to ground level and the area covered with an approvable ground cover.
- b. Trees which are removed must be replaced if necessary to meet landscaping requirements.

12. Walls and Fences

Walls and Fences vary greatly in Silver Lakes; therefore, all proposals are considered on a case-by-case basis. However, all fence and wall proposals follow certain minimum standard design limitations. These designs are illustrated in the Exhibits section of this manual. In the event your proposed wall type or your lot type is not listed in the Exhibits, your submittal will be reviewed as a unique proposal and considered for its overall design and aesthetic quality. Certain restrictions are made or placed on the types of designs and materials allowed, and are as follows:

- a. “Dog-Eared” style cedar/redwood and “plank” style wood fencing is not permitted for new fence construction in Silver Lakes.
- b. Vinyl “Split-Rail” style fencing is allowed in all areas except on waterfront properties and may be constructed to a height of four (4’) feet.
- c. “Peeler Log” style round rail fencing is not permitted.
- d. Minimum designs must follow construction details for walls in the Exhibits section of this manual, or San Bernardino County requirements, whichever is the most restrictive.
- e. Retaining walls are considered on a case-by-case basis. An engineering report may be required for this type of application to be considered.
- f. Proposed walls/fences that run parallel to any adjacent curb or right of way must be constructed inside of the individual owner’s property line. See Exhibits for fence height requirements.

- g. Chain link fencing is not permitted in Silver Lakes, except tract 8318 Equestrian Area, where it may be installed up to six (6') feet with proper permitting. Chain link is the only "woven-wire" material considered for this use.
 - i. Lots with existing chain-link fencing shall replace the chain-link fencing when it becomes unsightly with another type of approved fencing material.
- h. The use of fence materials not listed in this section ("wood like" concrete, interlocking block, etc.) is considered on a case-by-case basis and must be approved by the ECC prior to installation.
- i. Fencing, where permitted, may be installed up to six (6) feet in height with proper ECC permitting.
- j. All wrought iron fencing shall comply with maximum height, material, and guardrail spacing requirements. All wrought iron fences (including the proposed color) and regardless of the type, must be pre-approved by the ECC prior to installation. All wrought iron fencing must be professionally installed per manufacturer's specification.
 - i. Footing – wrought iron panels shall be affixed to cinder block pilaster or Portland Cement concrete specified for ornamental iron post footings and shall be produced from commercial quality aggregate and cement.
 - ii. Wrought iron fencing may be painted black, white, or a preapproved neutral color compatible with the homes base color, trim, or roof color, provided the requested color choice is not inconsistent with other homes in the area.
- k. Vinyl Fences
 - i. All vinyl fencing must be preapproved by the ECC prior to installation.
 - ii. Vinyl fencing material must be UV protected in its unpainted state.
 - iii. Fences must be installed per manufacturer directions.
 - iv. Metal fence post stiffeners for horizontal rails, posts, gates,

and hinges are strongly suggested.

13. On-site Dumpsters

On-site dumpsters or refuse container/trailers for new construction or remodel work may be left on site for a maximum of 60 days and requires prior ECC approval.

SECTION III

PROPERTY STANDARDS

A. Property Maintenance Standards and Rules

1. Outdoor sporting equipment/Play Equipment
 - a. All equipment must be kept in good repair. Dilapidated equipment must be removed or repaired.
 - b. Portable backboards, sports nets, skateboard ramps or other obstructions are not permitted on sidewalks or streets.
 - c. Trampolines are not permitted in the front set-back.
2. Sign/Banner Policy (Requiring Permit Application)
 - a. High density/complex residential signs may be two (2) sided and are restricted to a maximum size of twelve (12) square feet.
 - b. Commercial Signs
 - i. Commercial signs may be two (2) sided and are not to exceed twelve (12) square feet.
 - ii. Only professional quality letter signs may be painted on windows in shopping centers.
 - iii. Rear exterior building signs must be of professional quality, may not exceed twelve (12) square feet, and must be of the same design motif as the front building sign.
 - iv. Two (2) commercial flags are allowed per site having a pole a maximum of four feet(4') high above the ground, and each flag being a maximum of twelve (12) square feet.
 - v. ECC approvals for sign permits may stipulate time limitations.
 - c. A commercial sign is one that displays a message on behalf of a

company or individual for the intent of making a profit. It is economic in nature and usually has the intent of convincing the audience to purchase a specific product or service.

- d. In commercial areas, banners, balloons, ribbons, streamers, or other similar apparatus to attract commercial attention are permitted for the duration of a sales event only and must be removed at dusk each day.
- e. Commercial/Sale banners, ribbons, streamers, or other similar apparatus to attract attention are not permitted in residential areas.
- f. “For Sale”, “For Lease”, or “For Rent” signs are the only “Commercial” signs allowed to be posted or displayed at a private residence in Silver Lakes.
- g. All Commercial signs or “For Sale” type signs are hereby prohibited in Association Common Areas. (Civ. Code ***§1353.6(a)*** (***New Section 4710***))

3. For Sale, Open House Sign Policy, Residential

- a. One (1) “for sale”/”for rent” sign, two (2) sided and a maximum twelve (12) square feet on each side, may be displayed at the front of any residential lot. Golf course and lake front lots may display an additional like sign at the rear of the lot.
- b. All signs must be displayed a minimum of two feet (2’) from the curb lines and be located in an area in which signs will not impede vehicular or pedestrian traffic.
- c. The height of the sign may not exceed four feet (4’) above ground level.
- d. One (1) add on sign (e.g., name, phone), not to exceed one (1) square foot, may be placed under an existing sign face.
- e. All sign material and lettering must be of professional quality.
- f. All signs must be kept in good repair at all times. Any unsightly signs will be removed and discarded.
- g. “For sale”/”for rent” signs and stakes must be removed within five (5) days after close of escrow or after the listing has expired.

- h. Directional signs are permitted only on weekends and holiday.
- i. Directional signs must be removed at dusk each day.
- j. One “Open House” sign is allowed in front of the house for sale only and must be removed by dusk each day.
- k. No signs may be attached to any part of any house or structure.

4. Non-Commercial Signs, Posters, Flags and Banners.

- a. The Association prohibits “Non-Commercial” signs and posters that are more than 9 square feet in size and noncommercial flags or banners that are more than 15 square feet in size.
- b. The Association will allow a reasonable number of political signs to be placed at private residences (e.g., one (1) political sign for one (1) unique candidate or ballot initiative or bond measure). Signs may be erected prior to National, State and Local elections when candidates and balloting are announced (including Association Board of Director Elections). Political signs must be removed within one-week following the conclusion of that particular election or ballot day.
- c. Although the First Amendment to the U.S. Constitution guarantees freedom of expression, it does not extend to obscenity or to fighting words. To determine whether something is obscene, the courts and the Association use guidelines established by the U.S. Supreme Court
 - i. The Association hereby prohibits “fighting words” on commercial and/or Non-Commercial Signs and in Board Meeting Open Forums.
 - ii. "Fighting words" are symbols, flags and / or written or spoken words which incite hatred or violence and place the targets of the symbols, flags, or words in danger of harm. They are symbols, flags and / or words which when displayed or uttered create verbal, non-verbal or physical confrontation by their mere usage, i.e., they tend to incite an immediate breach of the peace.

5. Clotheslines

- a. Outside clotheslines or other outside clothes drying or airing facilities may not be visible from neighboring lots, roads, or common areas.

6. Exterior Lighting

- a. Exterior lighting is intended to be aesthetic and to provide for adequate safety purposes. Lighting that is excessive or obtrusive to the extent a nuisance condition is created must be removed.
- b. Exterior lighting may have a wattage of no more than 40.
- c. Exterior holiday lighting and decorations must be holiday specific and removed within 3 weeks after each holiday.

7. Flag Poles

- a. Flag poles are limited to two (2) per lot and require ECC approval prior to installation.
- b. Each pole may hold a maximum of two (2) flags.
- c. The height of the poles may not exceed 25 feet.

8. Landscape Maintenance:

- a. Landscapes must be maintained on a regular, scheduled basis to ensure that yards and landscaped areas do not deteriorate to the extent it presents a public or private nuisance. This includes the regular mowing, weeding, watering, and trimming of vegetation elements. Also, xeriscapes, hardscapes, and landscape components may not be allowed to deteriorate or become unsightly.
- b. Landscape elements of any type are not allowed to overhang or otherwise encroach upon any sidewalk, street, pedestrian way, or neighboring property.
- c. Overgrown landscape elements must be trimmed. Landscape elements which overgrow to the extent that they create a clear sight hazard in rights-of-ways must be removed.
- d. Minimum landscape requirements must be maintained on developed lots.

9. Nuisance Condition

- a. A Nuisance Condition may be declared on a property when circumstances warrant such action. Examples of nuisance conditions include properties existing in states that unreasonably interfere with other members enjoyment of the environment, lack of over-all maintenance on a property, allowing a property to deteriorate to the extent that a portion or all of it requires restoration, abandoned homes, excessive weeds, excessive parking violations any dilapidated or unsecured structure which may tend to attract individuals, allowing refuse to accumulate on a lot, allowing dilapidated vehicles to exist on a lot, etc.

10. Parking - Owners' Property

Please Note: California law provides the Silver Lakes Association with the absolute right to establish and enforce parking regulations within the community for all Silver Lakes Residents. This includes BOTH PUBLIC and PRIVATE streets within the Community. Silver Lakes Association parking regulations are based on current state and county parking ordinances, in addition to basic community aesthetic considerations

- a. Private motor vehicles shall include small, medium and full-size cars, station wagons, light-trucks, vans, mini-vans, motorcycles, and sport utility vehicles used primarily for family transportation and small vans used for limited commercial use except for commercial "step vans".
 - i. Vehicles may not be parked in front yards except on the designated concrete/asphalt driveway.
 1. Vehicles may NOT be parked on the grass, landscaped rock areas, bare earth, or any other location except for the driveways.
 2. Vehicles may NOT be parked in the rear set-back.
 3. Vehicles may NOT be parked with any part of the vehicle blocking a sidewalk or extending into the street from a driveway.
 4. Vehicles may NOT cause a visual impediment to traffic flow, street corners, or cause other potential safety issues.
 5. Vehicles may be parked on the side of a house where there is concrete with prior ECC approval.

- ii. ONLY a reasonable number of vehicles may be parked on any property. Multiple car parking on property must not unreasonably interfere with neighbor parking or cause any nuisance condition for neighbors.
 - iii. All vehicles must be parked on the proper side of the street.
 - iv. Unusable/in-operable/damaged or otherwise unsightly vehicles may not be parked/stored either in a driveway or on a public street within SLA.
 - v. Parking private motor vehicles or any RV on adjacent lots is not permitted in SLA.
 - vi. Parking small commercial vehicles in driveways must be preapproved by the ECC including vehicle size or any logos.
- b. Recreational Vehicles (RVs) shall include motor homes, golf carts, travel trailers, boats/boat trailers, car dollies, utility trailers, truck campers, camper shells, and similar.
- i. . RV parking is allowed in a side set-back and must not be closer than three (3) feet to a gas meter. The RV must be parked on a concrete surface and PRIOR ECC approval must be obtained.
 - ii. Members may park their recreational vehicles on concrete driveways or public streets for a period of not more than 72 hours to prepare for a trip. Upon their return they may park on concrete driveways or public streets for a period not more than 72 hours to prepare the recreational vehicle for storage.
- 1. (NOTE) Per California Parking Regulations, no vehicle may be parked on any street in California for longer than 72 hours. After 72 hours, the vehicle must be moved no less than 1000 feet, or it remains in violation. Simply moving the vehicle a few feet, driving around the block then parking it again, etc., are not acceptable methods to circumvent this regulation and the vehicle would remain in violation.
 - 2. RV's may not be parked in front of a neighbor's property without the written approval of the neighbor and only with prior ECC approval. Parking in front of a neighbor's property does not circumvent the RV parking rule will not be accepted.

3. Any member wishing to park their RV longer than the prescribed 72 hours may request an extension up to an additional 72 hours. Only one “Blue Tag” will be granted except for emergency situations and only then with prior Board approval.
- iii. Camping/staying in an RV parked in a driveway or on a public street is not permitted. When building a home, the property owner may park their RV in the Silver Lakes RV Park for up to 180 days with no charge. After this the current RV Park fees will be imposed.
- c. **Commercial Vehicles MAY NOT BE PARKED IN RESIDENTIAL DRIVEWAYS OR ON ANY PUBLIC STREET WITHIN THE BOUNDRIES OF SILVER LAKES.** Commercial vehicles are defined primarily but not exclusively as DOT Class 3 vehicles (10,001 to 14,000 lbs.) including, flatbed trucks, nonmotorized trailers (including horse trailers), walk-in vehicles, box trucks, city delivery trucks, or heavy duty pick-ups; Class 4 vehicles (14,001 to 16,000 lbs.) large walk in vehicles, box trucks, city delivery trucks; or Class 5,6,7, or 8 vehicles (16,001 to 33,001 and over) which include but are not limited to bucket trucks, large walk in trucks, city delivery trucks, beverage trucks, single axle trucks, school busses, rack trucks, refuse trucks, furniture trucks, city transit buses, truck tractors, cement trucks, dump trucks, or drilling rigs.
 - i. Resident’s day cab or sleeper cab can be parked in the designated tractor trailer parking area within Silver Lakes RV Park. A permit to park in this area must be obtained at the RV Park Office and an Annual Fee will be charged.

11. Patios, Gazebos, Pergolas

- a. A patio which encroaches no more than ten feet (10’) into the rear setback may be permissible with prior ECC approval.
- b. Covered Patios, pergolas, and gazebos NOT within a buildable area will require county approval before the project is reviewed by the ECC.
- c. Support column dimensions may not exceed 12” x 12” or 12” inches in diameter, where allowed.
- d. Roofs must be made of non-combustible material.
- e. Despite county approval, all covered patios, gazebos, and pergolas must adhere to the color, material, and dimensional restrictions outlined in

the Architectural Guidelines.

- f. Gazebos and pergolas are only permitted in the rear of interior lots.
- g. Gazebos and pergolas are only permitted in the buildable area of lake and golf course lots.

12. Property Maintenance

- a. Outbuildings, yards, decks, fences, docks, etc. must be maintained in good repair and must not be allowed to deteriorate to the extent of becoming unsafe and/or unsightly so as to present a public or private nuisance, or so as to substantially detract from the appearance or quality of surrounding lots or other areas of Silver Lakes.
- b. Architectural, structural, and all other elements of properties must be maintained in good repair. Splitting wood, cracking walls, deteriorated block/mortar, spalled/vaulted concrete, etc. may be cause for removal or restoration if such are visually dilapidated, or pose a physical danger.
- c. Colored exterior elements must not be allowed to peel, chip, or fade.
- d. The storage of miscellaneous items is not allowed on the exterior of properties in Silver Lakes where they are visible to roads, neighbors, or common areas. Excessive amounts of play items must be removed to storage areas nightly or when not in use.

13. Trash/Recycling

- a. All trash/recycling must be kept in covered containers. Refuse containers must be stored on the side of a house at a point no closer forward than ten (10) feet behind the forward most portion of a house (not including a street side) or where not visible (e.g., in the garage, behind a wall, etc.). Alternate storage options must be approved by the ECC. Trash/Recycling cans must be stored within 24 hours of pick-up (i.e. Monday pick-up store by Tuesday, Tuesday pick-up store by Wednesday).
- b. Dilapidated miscellany stored on the exterior of homes will be considered trash and will require removal.
- c. Under no circumstances may garbage be left to accumulate on any property in Silver Lakes. All legal measures will be taken, to abate

stored/accumulated trash on properties.

14. Residential Occupancy

- a. Residential occupancy may not exceed the maximum allowable occupancy limits set forth by San Bernardino County codes.
- b. House numbers must be on the house and be clearly visible from the street.

15. Solar Equipment

Civil Code 714 Summary Information:

California promotes the use of solar energy systems. Accordingly, associations cannot (i) prohibit solar energy systems, (ii) impose restrictions that significantly increase their cost, or (iii) impose restrictions that significantly decrease their efficiency. (Civ. Code §714.) 10/1000 Rule. For solar water heating systems, associations cannot impose requirements that will increase installation costs by more than \$1,000 or 10% of the system cost or decrease the efficiency of the system by more than 10% over the original proposed system.

10/1000 Rule. For solar energy systems, associations cannot impose requirements that will decrease efficiency by more than 10% or increase installation costs by more than \$1,000. As provided for in Civil Code §714.1, associations may impose reasonable provisions that restrict the installation of solar energy systems installed in common areas.

"Reasonable" restrictions are those where solar units were comparable in performance and cost to unapproved type of unit home property owner sought to install on the roof of his home.

- a) Solar equipment is considered on a case-by-case basis per Civil Code Section 714 and is subject to the following reasonable restrictions:
 - i. Solar Collectors shall be parallel to the slope of the roof and be placed so that the top edge of the collector is parallel to the roof ridge. No part of the installation shall be above the roofline.
 - ii. Protective equipment (i.e. nets) must be approved by the ECC.
 - iii. Piping or tubing, conduit, junction boxes, combiner boxes, mounting feet and mounting rails that are on the roof shall be under the collector as far as practical (so they are not visible from the ground), or they shall be painted to match or be compatible with the roofing material.

- iv. Piping or tubing , conduit, or wiring, if any, routed across the fascia or side of the home shall be painted to match the surface(s) of the house over which they are routed, whether the fascia or the siding of the house. While piping or tubing, conduit, or wiring that is silver, bronze, or black tone will also be considered, the preference is for those items to match the color(s) of the house.
- v. Utility panel(s) and leads or connecting cables shall be painted to match the surface(s) of the house over which they are routed, whether the fascia or the siding of the house. The result is to be the complete screening of such items from the view of any neighbor. While utility panel(s) and leads or connecting cables that are silver, bronze, or black tones will be considered, the preference is for these items to match the color(s) of the house.
- vi. A system with battery backup capability must have the battery bank installed in the garage and shall include any required external ventilation. The system shall be:
 - 1. A solar energy system shall meet applicable health and safety standards and requirements imposed by state and local permitting authorities, consistent with Section 65850.5 of the Government Code.
 - 2. Solar energy systems used for heating water in single family residences and solar collectors used for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined in the Plumbing and Mechanical Codes.
 - 3. A solar energy system for producing electricity shall also meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability
- vii. Ground Mounted Solar collectors will be considered for installation inside an approved fenced yard or patio. Such installations must meet the above conditions, plus they must be no higher than the height of the

fence, height determined by the lowest portion of the fence. These types of installations will be considered as a last resort situation because of specific conditions that preclude the installation on the house roof. Each situation will be reviewed individually for its specific circumstances and any approval granted will be by specific approval by the ECC.

- viii. Solar collectors shall be located to avoid glare/nuisance to adjoining/neighbor properties when possible, without violating Civil Code Section 714 limitations on reducing efficiency or increasing installation costs.

16. Storage Buildings and Sheds

a. General

- i. The location of these structures must be approved by the ECC prior to installation. If a structure is placed against a fence the structure must not exceed the fence height.
- ii. The structure, color, and finishes must be harmonious with the existing home.
- iii. These structures may not encroach into five (5) foot side setbacks and may encroach no more than three (3) feet into 10' side set-backs. Additionally, these structures are not permitted in the front set-back.
- iv. These structures must be anchored to a concrete slab.
- v. Dilapidated or unsightly sheds/storage units will not be allowed to remain on lots and will be declared a nuisance condition requiring restoration or removal.

b. Interior Lots

- i. Structures may not exceed a maximum floor area of (120) square feet and may not exceed eight feet (8') in height. (Change adopted 04-27-2016).

c. Golf Course or Lake Front Lots

1. Stand-alone structures are not allowed in front or rear setbacks. “Lean-to” storage structures are allowed and must be anchored to the house or wall in an approvable location.
2. Storage units may not exceed a maximum six (6) feet in height, eight (8) feet in width, and four (4) feet in depth.
3. Roofs must match existing structures where a shed style roof is employed.

d. Equestrian Area

1. Storage facilities, barns and accessory structures are considered for consistency of design with the existing home on the property so a harmonious environment is achieved.

17. Temporary Storage Units (PODS, etc.)

- a. Application for and approval is required by the ECC prior to locating a Temporary Storage Unit (“PODS” or similar units) on a residential lot. (Change adopted 04-27-2016)
- b. A \$100.00 refundable deposit is due upon submittal of the permit application. Refund of the deposit will be processed within fifteen (15) days of receipt of written notification of the date the unit was removed and confirmation that the terms of the permit and these Temporary Storage Unit guidelines were followed.
- c. The Temporary Storage Unit (or Units, if multiple units are applied for and approved) must be located entirely on the residential property, preferably in the driveway area, in the case of a completed residence.
- d. Applications for Temporary Storage Units to be placed upon public streets or adjacent lots will not be considered without the expressed written permission of the San Bernardino County Code Enforcement Division or the adjacent lot “Owner of Record”.
- e. Temporary Storage Units may be located on the lot for up to thirty (30) consecutive days per permit. Additional time may be granted as part of the permit or upon request at the discretion of the ECC, in the case of extended construction or repair projects.

18. Wind Drive Roof Vents

- a. Wind driven vents must be painted to blend in with the roof color and must be installed below ridgelines when possible.

SECTION IV EQUESTRIAN TRACT 8318

A. Equestrian Tract Guidelines

Tract 8318 has been dedicated as an equestrian living environment. As such, habitable dwellings, and quarters for the boarding of horses must be arranged to meet all requirements of the San Bernardino County Code. As this code is amended from time to time, specific requirements are not listed here. However, the Association office will retain the most current edition possible.

1. Additional Regulations

Regulations are hereby provided to maintain a healthy environment on lots in the equestrian tract:

- a. All living quarters for horses must be maintained so as not to create a public or private nuisance. Corrals, barns, storage facilities, etc., may not be allowed to deteriorate to the extent that they become visually or structurally dilapidated.
- b. All yard areas of equestrian properties must be maintained free of unreasonable amounts of stored items, including chattel, riding equipment, feed, etc., where these are visible to neighbors, roads, or common areas.
- c. Areas where food is stored should be maintained so as not to lend itself to a condition resulting in vermin infestation. Properties which fail to meet this criterion will be declared a nuisance condition.
- d. Yards and corrals on lots must be regularly cleaned of animal waste. Under no circumstances may waste material be allowed to accumulate. Properties which fail to meet this criterion will be declared a nuisance condition.
- e. Fence and corral material must meet ECC and County Code criteria, or whichever is most restrictive.

SECTION V MISCELLANY

A. Amendments (Per Civil Code 1357.130, new section 4360)

1. Procedures and Notification

- a. These Policies may be amended from time to time by the Board of Directors.
- b. Amendments will be implemented via a replacement page method. Under the replacement page method, pages which are affected by an amendment shall be replaced with a new page as the changes are incorporated.
- c. A summary of amendments may also be added to the document identifying the rule(s) amended, the date of amendment and the purpose and intent of the change(s). Replacement pages shall identify the amendment by number, the effective date of the amendment, and the changed portion of the page with an asterisk.
- d. All amendments to this policy manual will be drafted by the ECC, approved by the Board of Directors for publication in the Ledger as “written notice” to members of the proposed rule change, for a 30-day member comment period.
- e. A decision concerning a proposed rule change shall be made at a meeting of the Board of Directors, after consideration of any comments made by association members.
- f. As soon as possible after making a rule change, but not more than 15 days following the effective date of the rule change, the Board of Directors shall deliver notice of the rule change to every association member, by publishing in the Ledger or by method(s) provided in Civil Code Section 1350.7 (new Civil Code sections 4040, 4045, and 4050).

B. Non-liability for Approval of Plans, Activities, and Inspections

The Environmental Control Committee's approval of any plans or activities, and the conditions of such approvals, shall not constitute a representation, warranty, or guarantee (whether express or implied) that such plans and specifications comply with good engineering design, or with zoning or building ordinances, or other governmental regulations, restrictions, or laws. By approving such plans/specifications, and by performing the inspections conditional to the approval, neither the Environmental Control Committee nor the members thereof, the Silver Lakes Association nor any member thereof, the Silver Lakes Administration Staff or the Board of Directors assumes any liability or responsibility therefore, or for any defect in the structure constructed from such plans or specifications. Neither the Environmental Control Committee, the Association Administration Staff, nor the Board of Directors shall be liable to any member, owner, occupant or other person or entity for any damage, loss or prejudice suffered or claimed because of any such approvals or resulting inspections.

SECTION VII EXHIBITS

A. Exhibit Types and Purposes:

1. Property Line Information

- a. The Exhibits found in this section are designed to illustrate typical lots in Silver Lakes. Specific lot sizes (lengths and widths) have not been included in the diagrams, as these vary greatly within the community.
- b. Property lines on lots are represented as long dashed lines.
- c. Please note that front property lines on all lots in Silver Lakes are typically located 11' to 12' behind the curb and gutter on streets.
- d. All front property lines are located by measuring 30' to 33' from the center line of the street on which the lot is located. (see exhibits)
- e. The area between curbs and property lines are actually future S.B. County "road rights-of-way". These areas are referred to as "parkways trips" in the exhibits.

2. "L" Series Exhibits – Buildable Areas & Setbacks

- a. It is the intention of the "L" series of exhibits to portray

“buildable areas” on typical lots, for the placement of dwellings and major improvements on properties.

- b. Buildable areas in our examples of lots are found within the “building set-back limit”, or BSL. These areas are depicted by dotted lines in the lot diagrams found in this manual.
- c. Unless otherwise noted in these guidelines, any building or structure proposed to be constructed outside of the building set-back limits require special permitting, or a variance hearing to gain ECC approval.

3. “W” Series Exhibits – Wall Systems (Except Sea Walls)

- a. Additionally, in the “W” series exhibits, wall heights and lengths are also illustrated in this guideline, as well as minimum structural requirements for wall footings.
- b. These minimum requirements generally refer to conventional standards associated with block wall construction.
- c. All other designs, including alternative building materials/techniques, are considered on a case-by-case basis.
- d. As always, any present or future Department of Building and Safety code requirements supersede the requirements found in this guideline.

4. “D” Series Exhibits – Deck, Dock, and Sea Wall Systems

- a. Likewise, “D” series exhibits are minimum requirements for lakeside dock/deck, and sea wall systems. These requirements are also intended to be minimum standards, and variations on our exhibited themes are considered on a case-by-case basis as well.

5. Tract Maps

- a. Individual lot sizes vary within the community. The Association maintains records of current San Bernardino County recorded tract maps at the Compliance Department office. Please contact the Compliance Department for specific lot sizes for individual lots. We will be glad to supply you with a copy and assist you with any questions you may have pertaining



Sheet Index

A	Advisory Page
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L - 2	Typical "Golf Course" Lot
L - 3	Typical "Water Front" Lot
L - 4	Typical "Corner" Lot
L - 5	Typical "Equestrian" Lot
L - 6	Typical "Cul-De-Sac" Lot
W - 1	Allowable Wall Systems for Typical "Interior" Lots
W - 2	Allowable Wall Systems for Typical "Golf Course" Lots
W - 3	Allowable Wall Systems for Typical "Equestrian" Properties
W - 4	Allowable Wall Systems for Typical "Water Front" Lots
W - 5	Allowable Wall Systems for Typical "Corner" Lots
W - 6	Block Garden Wall Construction Detail
D - 1	Sea Wall Construction Detail
D - 2	Cantilevered Dock Construction Detail
D - 3	Catwalk Construction Detail

Silver Lakes Association

Architectural Guidelines

Revised:

08-27-2024

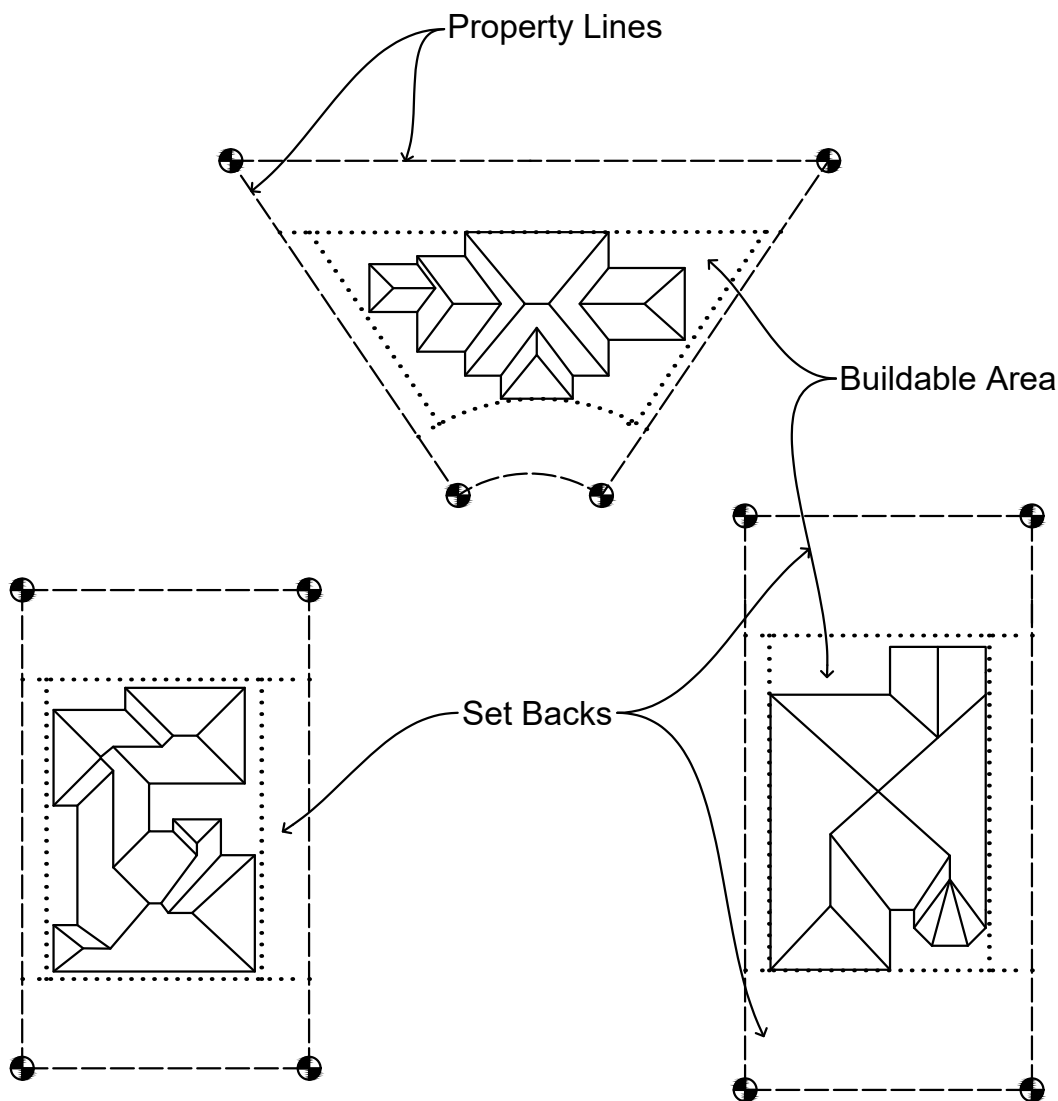
By:

Alec Esquibel

Exhibits Section

PLEASE NOTE: Plot plans in the Exhibits section omit lengths and widths of lots because each lot in the community is unique. These plot plans were created to demonstrate how concepts such as property lines, set-backs, and buildable area are applicable to rule and guidelines stated in the Silver Lakes Association Architectural Guidelines.

PLEASE NOTE: All wall and fence height, material, location and color restrictions apply to gates too.



Exhibits Section

Advisory

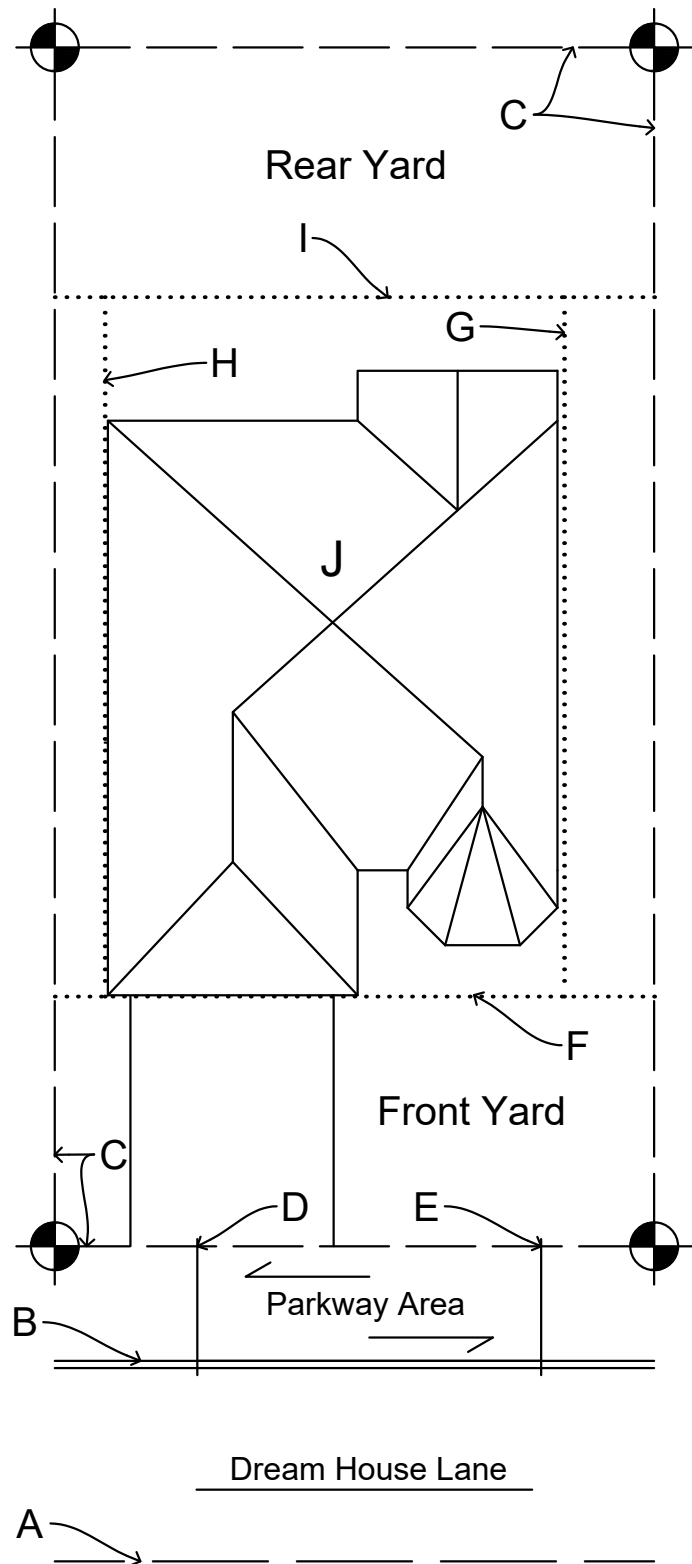
Date:

08-27-2024

Exhibit:

A

- A. Center Line of road
- B. Curb at road
- C. Property Lines
- D. "Parkway" is 12' on streets 60' wide
- E. "Parkway" is 11' on streets 66' wide
- F. 25' front building set-back limit measured from the front property line
- G. Typical 10' building side set-back limit
- H. Typical 5' building set-back limit
- I. 25' rear set-back limit measured from rear property line
- J. Home viewed from above, within the "Buildable Area" inside building setback limits



Architectural Exhibits

Typical "Interior" Lot

Date:

08-27-2024

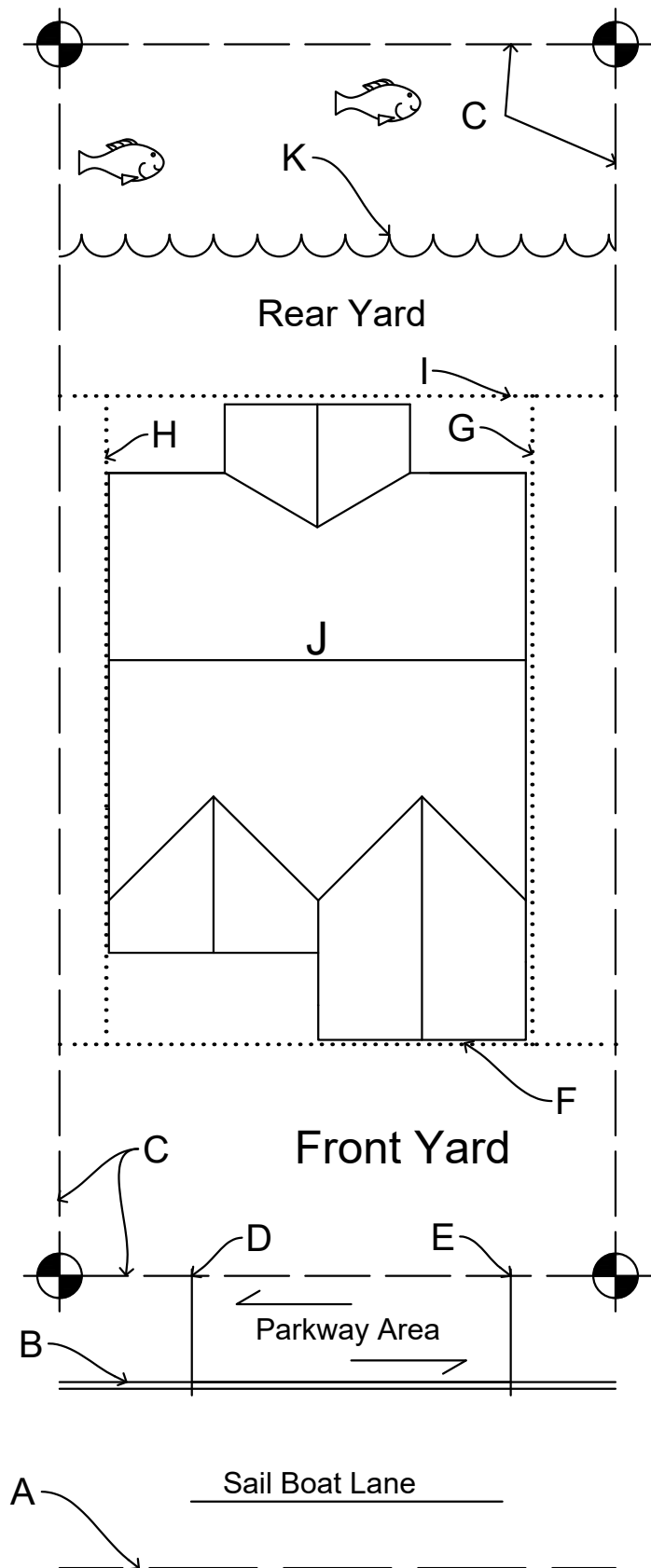
Exhibit:

L-1

-

L-2

- A. Center Line of road
- B. Curb at road
- C. Property Lines
- D. "Parkway" is 12' on streets 60' wide
- E. "Parkway" is 11' on streets 66' wide
- F. 25' front building set-back limit measured from the front property line
- G. Typical 10' building side set-back limit
- H. Typical 5' building set-back limit
- I. 36' rear setback limit measured from rear property line
- J. Home viewed from above. Within the "Buildable Area" inside building set-back limits.
- K. Water line



Architectural Exhibits

Typical "Water Front" Lot

Date:

08-27-2024

Exhibit:

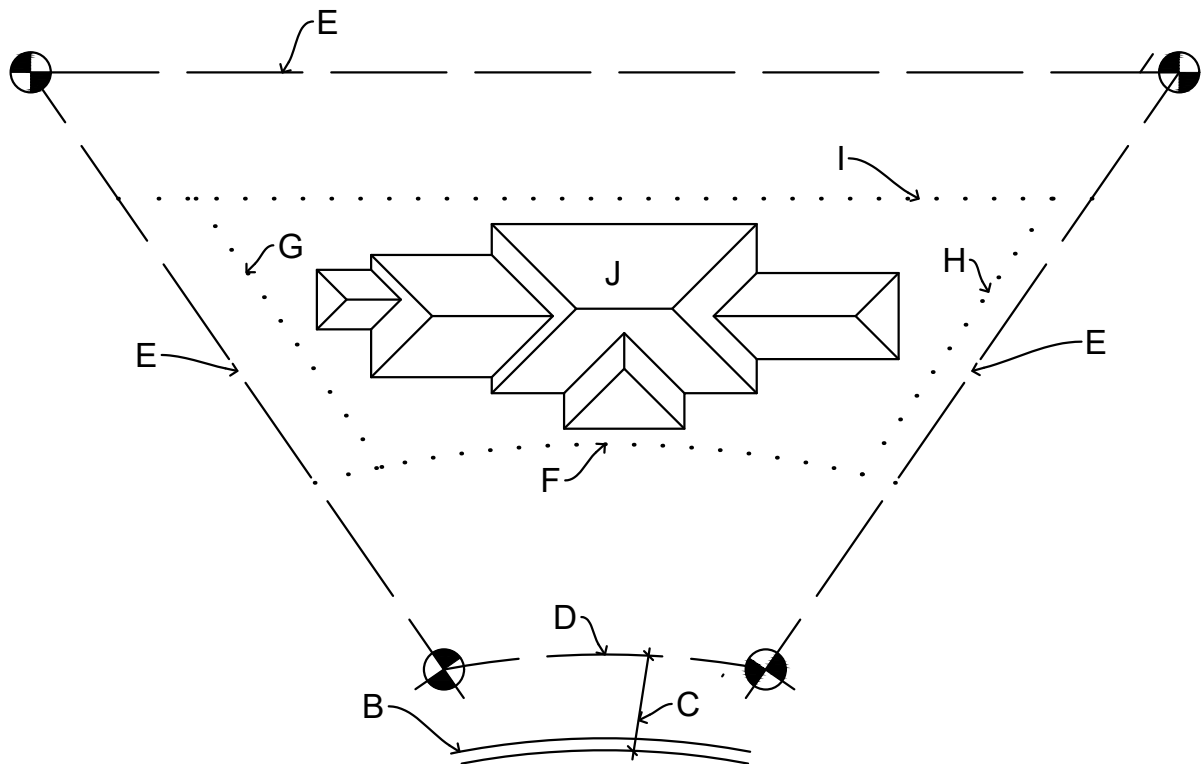
L-3

-
- The diagram illustrates a lot layout with the following labeled areas and dimensions:
- A:** The front boundary line of the lot.
 - B:** The front boundary line of the Parkway Area.
 - C:** The rear boundary line of the lot.
 - D:** The width of the Parkway Area.
 - E:** The width of the lot from the front boundary to the rear boundary.
 - F:** The width of the lot from the front boundary to the rear boundary.
 - G:** The width of the Street Side Yard.
 - H:** The width of the lot from the front boundary to the rear boundary.
 - I:** The rear boundary line of the lot.
 - J:** The central area of the lot, likely a driveway or parking area.
- The lot is situated between **Main Street** and **Grand Ave**. The **Parkway Area** is located between the front boundary and the rear boundary. The **Street Side Yard** is located between the lot and **Grand Ave**. The **Rear Yard** is located between the lot and the rear boundary line.

Architectural Exhibits	Typical "Corner" Lot	
	Date:	08-27-2024
	Exhibit:	L-4

- [illegible]

L-5



A. Center of cul-de-sac

B. Curb at road

C. "Parkway" is 12' typically

D. Front property line is 50' measured radically from center of cul-de-sac.

E. Side and rear property lines

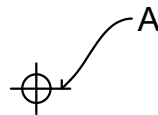
F. 25' front building set-back limit is 75' measured radically from center.

G. 10' side set-back

H. 5' side set-back limit

I. Rear set-back measured from the property line. See L-1 or L-3.

J. Home viewed from above within the buildable area, inside the set-back limits.



Architectural Exhibits

Typical "Cul-De-Sac" Lot

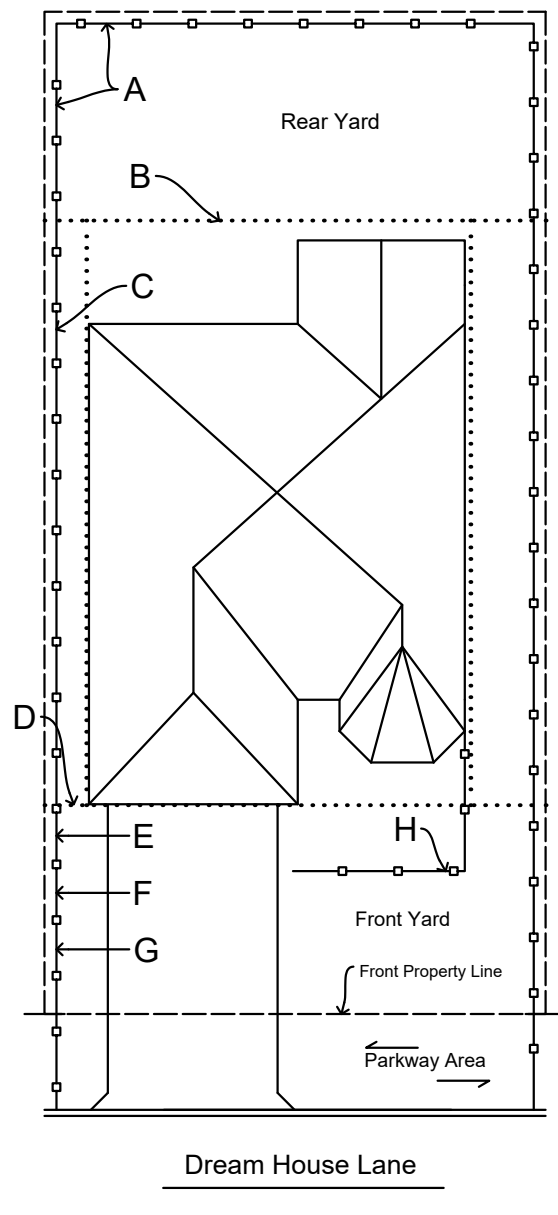
Date:

08-27-2024

Exhibit:

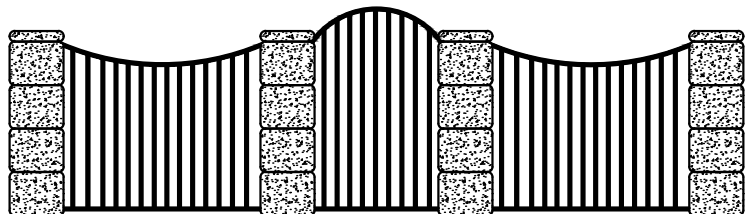
L-6

- A. Block walls and fences constructed in rear yards on typical interior lots may be built to a height of 6'-0" .
- B. Block walls and fences built between the front 25' set-back limit and the rear 25' set-back limit may be built to a maximum height of 6'-0" .
- C. Front 25' building set-back limit.
- D. Solid walls built 0' to 5' proceeding the front set back may be a maximum of 4' in height.
- E. Solid walls built 5' to 10' proceeding the front set back may be a maximum of 3' in height.
- F. Solid walls built 10' or more proceeding the front set back may be a maximum of 2' in height.
- G. Courtyard walls may be built a maximum of 42" in height, a maximum of 8' beyond the front set-back limit. Courtyard walls may not extend into a side set-back.



General Notes:

All wall and fence systems are considered on a case-by-case basis. Wrought Iron/Pilaster fences are also considered in front yards provided the fence does not exceed 48" and is built within the Property Line boundaries.



Architectural Exhibits

Allowable Wall Systems for
Typical Interior Lots

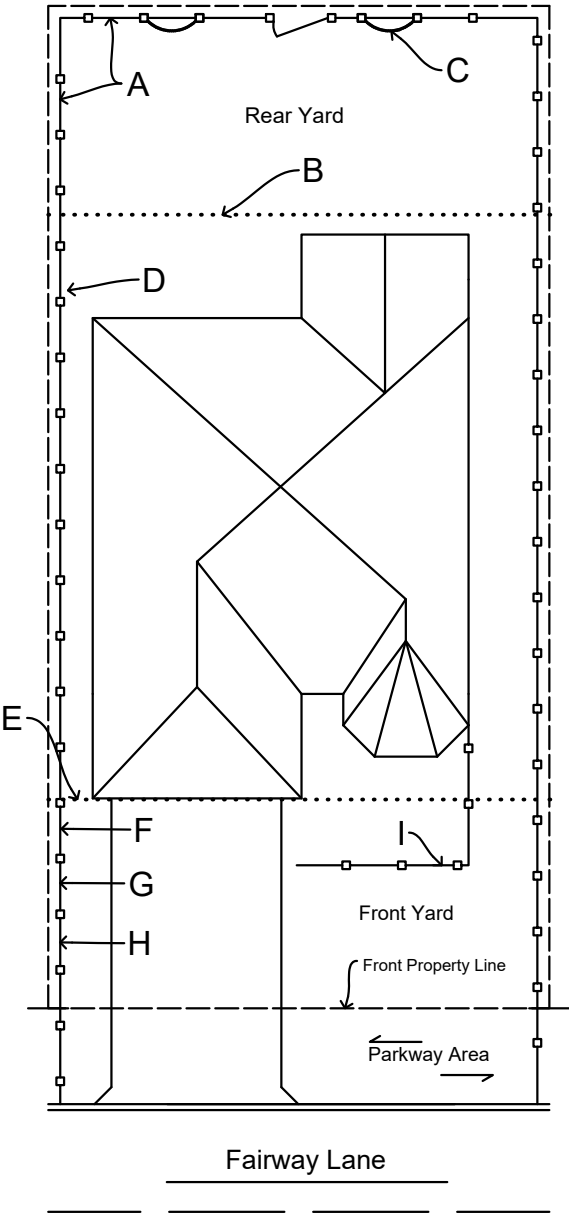
Date:

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Exhibit:

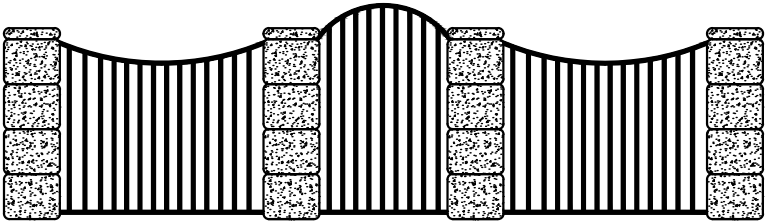
W-1

- A. Typical rear yard block/wrought iron fences may be constructed of 2' high maximum lower solid wall with open wrought iron or equivalent over. Total height may not exceed 48" in the rear yard setbacks as measured from the typical exterior finished grade level.
- B. 25' rear yard building set-back limit
- C. Solid masonry and similar planters may be built to a maximum height of 2' above adjacent finished grade level.
- D. All walls/fences constructed between the front and rear 25' set-back limits may be built to a maximum height of 6' -0".
- E. 25' front building set-back
- F. Solid walls built 0' to 5' proceeding the front set-back may be a maximum of 4' in height.
- G. Solid walls built 5' to 10' proceeding the front set-back may be a maximum of 3' in height.
- H. Solid walls built 10' or more proceeding the front set-back may be a maximum of 2' in height.
- I. Courtyard walls may be built a maximum of 42" in height, a maximum of 8' beyond the front set-back limit. Courtyard walls may not extend into a side set-back.



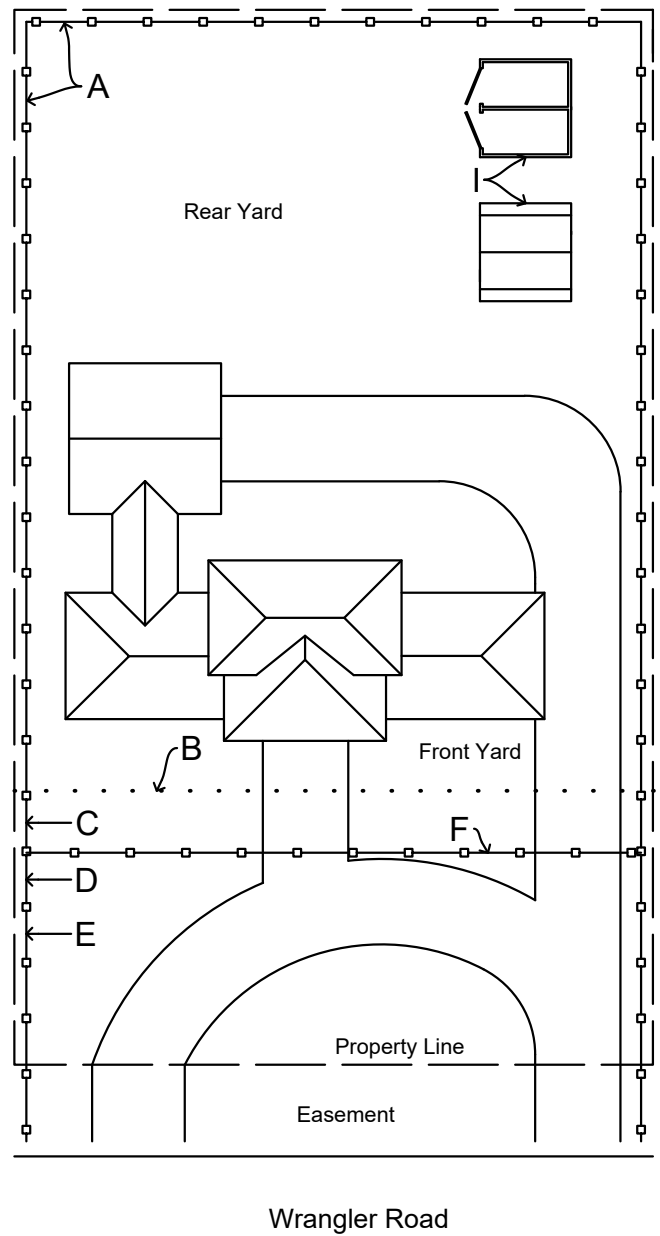
General Notes:

All wall and fence systems are considered on a case-by-case basis. Wrought Iron/Pilaster fences are considered in front yards provided the fence does not exceed 48" and is built within the Property Line boundaries.



Architectural Exhibits	Allowable Wall Systems for Typical "Golf Course" Lots	
	Date:	08-27-2024
	Exhibit:	W-2

- A. walls and fences constructed behind the front 50' set-back limit may be built to a maximum height of 6'.
- B. 50' front building set-back
- C. Solid walls built 0'-8' preceding the front set-back may be a maximum of 4' in height.
- D. Solid walls built 8'-16' preceding the front property line may be a maximum of 3' in height.
- E. Solid walls built 16' or more preceding the front set-back may be a maximum of 2' in height.
- F. Wrought iron/pilaster fences may be constructed in front yard setbacks provided they do not exceed 48" in height and are built within the property line borders.



General Notes:

Solid courtyard walls may be built to a height of 6'-0". Courtyard walls may be placed up to 15' preceding the front 50' set-back limit. Courtyard walls may not encroach into the project side yard set backs.

Special Notes:

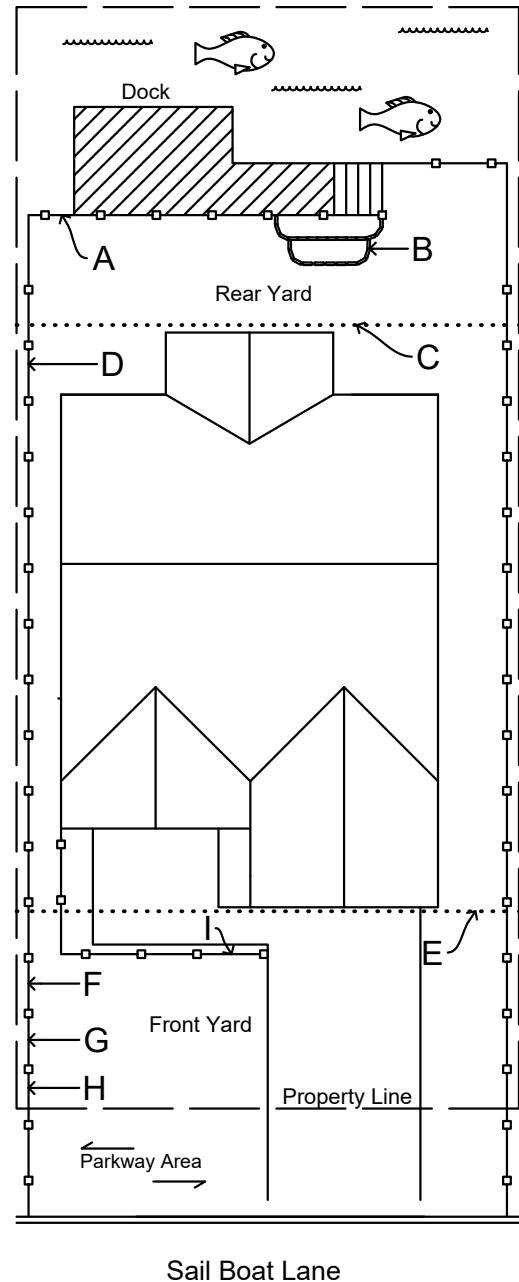
Walls/fences constructed to a height of 6' may require a county permit and structural engineering. Please consult with local county officials.

Architectural Exhibits

Allowable Wall Systems for Typical "Equestrian" Lots

Date:	08-27-2024
Exhibit:	W-3

- A. Typical block/wrought iron fence system consists of 1' high maximum lower solid wall with open wrought iron or equivalent over. Total height may not exceed 48" high in the rear yard set-back as measured from the exterior finished grade level.
- B. In the rear set-back, masonry and similar planter may be built to a height of 2' above adjacent finished floor elevations.
- C. Rear 36' building setback
- D. Block walls/fences built between the front 25' set-back and the rear 36' set-back may be constructed to a maximum height of 6'-0".
- E. Front 25' building set-back limit
- F. Solid walls built 0'-5' preceding the front set-back may be a maximum of 4' in height
- G. Solid walls built 5'-10' preceding the front set-back may be a maximum of 3' in height
- H. Solid walls built 10' or more preceding the front set-back may be a maximum of 2' in height
- I. Solid courtyard walls may be constructed up to 42" in height a maximum of 8' beyond the front set-back limit. Courtyard walls may not encroach into projected side set-backs.



General Notes:

All wall and fence systems are considered on a case-by-case basis. Wrought Iron/Pilaster fences are considered in front yards provided the fence does not exceed 48" and is built within the Property Line boundaries. Vertical members in wrought iron fencing used as a stair or gaurd railing may be spaced no more than 4" apart horizontal, or as required by Building and Safety Department Code.

Architectural Exhibits

Allowable Wall Systems for
Typical "Water Front" Lots

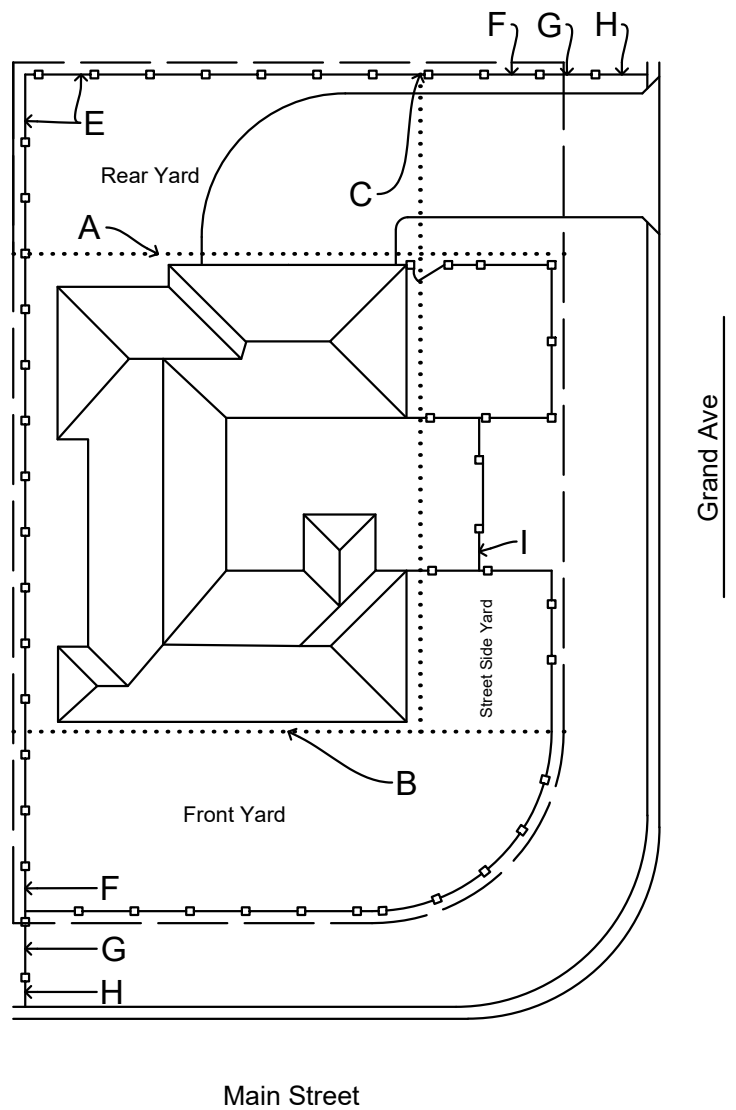
Date:

08-27-2024

Exhibit:

W-4

- A. 25' rear building set-back limit
- B. 25' front building set-back
- C. 15' street side yard building set-back limit
- D. Property Lines typical
- E. Walls built behind the 25' front set-back and the 15' street side set-back may be constructed to a height of 6'-0".
- F. Solid walls built 0'-5' preceding the front 25' set-back and the 15' street side set-back may be a maximum 4' in height.
- G. Solid walls built 5'-10' preceding the front 25' set-back and the 15' street side set-back may be a maximum 3' in height.
- H. Solid walls built 10' or more preceding the front 25' set-back and the 15' street side set-back may be a maximum 2' in height.
- I. Solid courtyard walls may be constructed up to 42" in height a maximum of 8' beyond the front/ Side yard set-back limits. Courtyard walls may not encroach into projected side or rear set-backs.



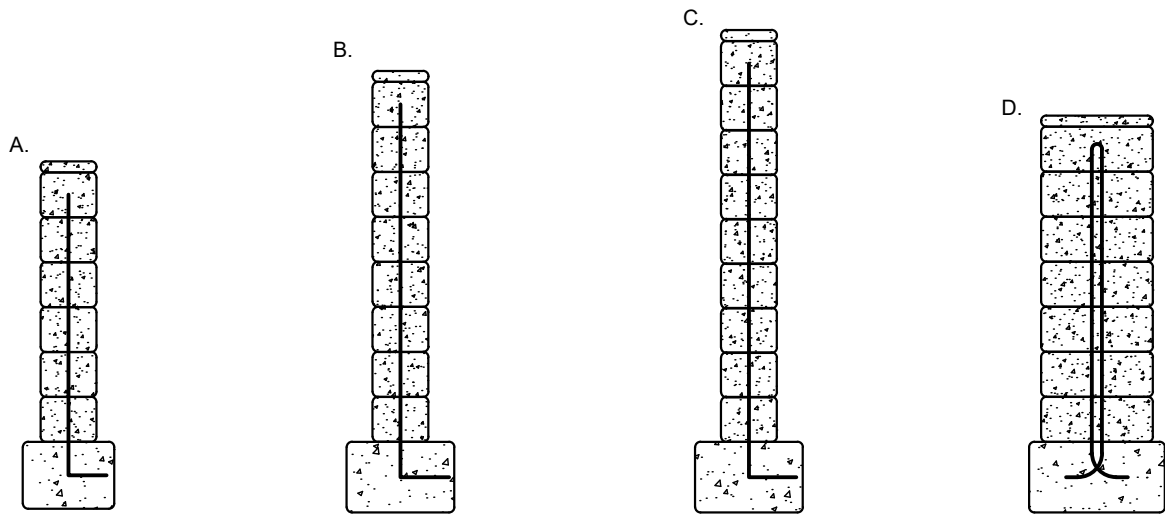
General Notes:

All wall and fence systems are considered on a case-by-case basis. Wrought Iron/Pilaster fences are considered in front yards provided the fence does not exceed 48" and is built within the Property Line boundaries.

Architectural Exhibits

Allowable Wall Systems for Typical "Corner" Lots

Date:	08-27-2024
Exhibit:	W-5



- A. Block walls from 0" to 48" high require a 12" deep x 12" wide concrete footing with one #4 continuous horizontal re-bar. Walls require vertical re-bar from footing to top of walls placed 32" O.C. Grout all cells containing vertical steel reinforcements. Also, two #4 continuous horizontal bond beams are placed in walls over 2' in height. One at mid point of wall and one at top. Where two walls meet at corners, etc, 2'x2' 90 degree swept #4 horizontal steel must be placed at bond beam heights in order to tie corners together. On walls less than 2' in height, one #4 horizontal bond beam is required.
- B. Block walls from 49" to 60" high require a 12" deep x 12" wide concrete footing with one #4 continuous horizontal re-bar. Walls require vertical re-bar from footing to top of walls placed 32" O.C. Grout all cells containing vertical steel reinforcements. Also, two #4 continuous horizontal bond beams are placed in walls over 2' in height. One at mid point of wall and one at top. Where two walls meet at corners, etc, 2'x2' 90 degree swept #4 horizontal steel must be placed at bond beam heights in order to tie corners together.
- B. Block walls from 61" to 66" high require a 12" deep x 16" wide concrete footing with one #4 continuous horizontal re-bar. Walls require vertical re-bar from footing to top of walls placed 32" O.C. Grout all cells containing vertical steel reinforcements. Also, #4 continuous horizontal bond beams are placed in walls at 4 block intervals, and one at top. Where two walls meet at corners, etc, 2'x2' 90 degree swept #4 horizontal steel must be placed at bond beam heights in order to tie corners together.
- C. Pilasters are built upon 12" deep x 18" wide concrete footings, with continuous horizontal #4 re-bar. Pilasters contain two continuous vertical #4 re-bar from footing to top of wall. Place one vertical steel bar in cell. Solid grout all cells in pilasters. Continuous horizontal #4 bond beams are required as above for differing wall/pilaster heights.

Note: Walls 66" or greater may require engineering and /or county permits. Please consult with San Bernardino Building and Safety Division. Where requirements between Silver Lakes and County conflict, the most restrictive requirements shall apply.

Architectural Exhibits

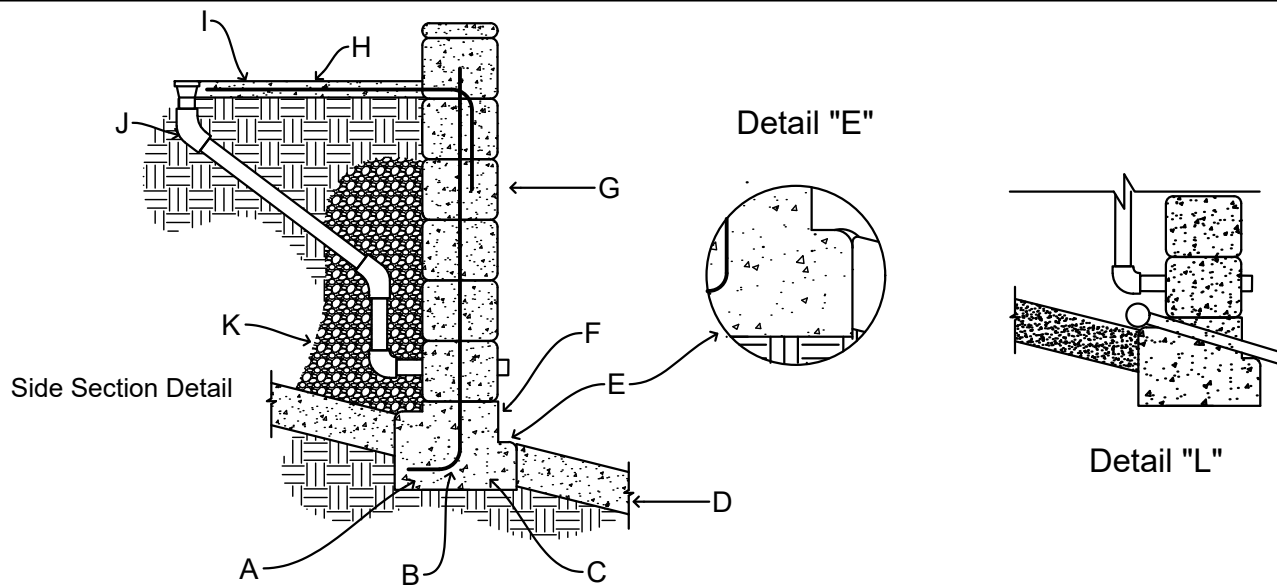
Block Garden Wall Construction Detail

Date:

08-27-2024

Exhibit:

W-6



- A. 12" D x 16" W concrete footing. 12" dimension is measured from front of footing at existing grade. Footing also contains 6" H "Stem Wall" that elevates first block above wave action.
- B. #4 reinforcing steel swept up from footing to top course of wall. Vertical steel is spaced at 24" O.C. maximum.
- C. 2 continuous #4 horizontal re-bar in footing and held min. 3" from bottom footing.
- D. Existing "Soil-crete" lake liner.
- E. Front/top of concrete footing that finishes at the lake-liner grade: where top of footing adjoins the lake-liner. A 1" deep x 1" wide "V" groove must be trowelled into the footing. The groove will receive a continuous "bead" of structural grade waterproof epoxy that is meant to seal the footing system from water and wave action. The location for the lake liner cut must be approved by the Association prior to cutting the liner. All proposed lake liner sealing systems must have prior ECC approval before construction commences.
- F. 6" high stem wall portion of footing.
- G. Lakeside wall. All cells are grouted. Include 2 continuous horizontal #4 re-bar at mid and top of wall. Omit mortar head joints in first block course on 32" centers minimum. Where walls terminate at corners, return wall must be installed, and corners tied together with two, 2' x 2' 90 degrees swept horizontal bond beams at mid and top.
- H. 2' long x 1' deep #4 re-bar "Dowells" at 24" O.C. where a concrete slab is poured common to lakeside walls. Dowells are swept at 90 degrees and set in grouted cells.
- I. 4" nominal concrete slab.
- J. Rear portion of rear yard must drain into a 2" schedule 40 PVC or better drain system as illustrated . A minimum of two drains must be installed in rear yards.
- Note: Where turf or decorative planters will be installed in rear yards. Drainage must be provided in the following manner:
- K. 3/4" gravel backfill from top of footing to 6" below finished soil grade level. Gravel fill must be a minimum of 1 cubic foot n volume for every 1' of wall height.
- L. Continuous horizontal 4" perforated drain pipe at top of footing with 2" schedule 40 drains set into the bottom of the leach line 15' on center maximum, and at ends. The 2" drains are designed to penetrate the 6" stem wall and discharge moisture into the lake-side of the wall.

Architectural Exhibits

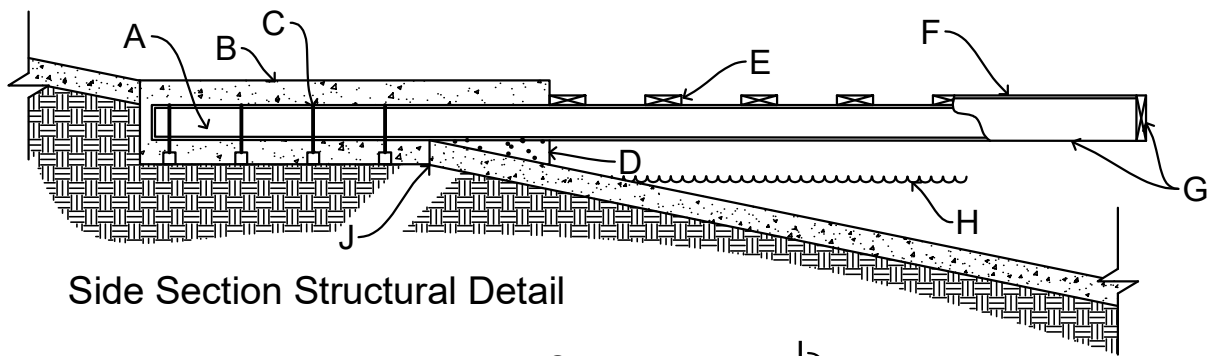
Sea Wall Construction

Date:

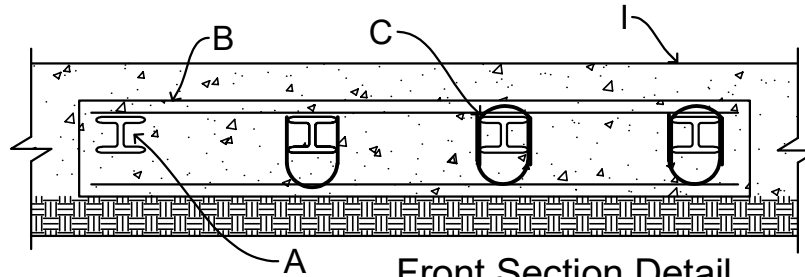
08-27-2024

Exhibit:

D-1



Side Section Structural Detail



Front Section Detail

- A. 8"x20' -15lb. per foot steel "I" beams typical. Cantilevered portion of dock may not exceed 12'. Horizontal spacing of beams may not exceed 4' on center typical.
- B. Concrete counter-weight. Vertical cross section is a minimum 2'-4" in thickness. Maintain a minimum thickness of 6" of concrete from top of beam to finished concrete elevation.
- C. #4 reinforcing steel spaced at 18" O.C. and as illustrated in the Front Section Detail below. Layout includes continuous horizontal re-bar above and below "I" beams. Lower horizontal steel must be held a minimum 3" above the bottom of excavation. The bottom of the reinforcing "Hoops" must be held no closer than 10" from the bottom of the "I" beams. Lower steel is set on 3" "Dobies" at excavation grade.
- D. Front leading edge of concrete cantilever counter weight consists of a minimum 6" thickness footing poured on the lake liner grade. The footing must be held at a minimum 1' above the high water mark. The footing also contains a continuous #4 horizontal re-bar held at a minimum 2" above grade. Contact the Association to mark the location of your footing and concrete counter weight prior to commencing construction.
- E. 2"x6" attachment backing set at 24" O.C. maximum and attached to beams with powder actuated nails or equivalent.
- F. Minimum 3/4" marine grade plywood sealed on both sides.
- G. Minimum 2" x 10" fascia around exposed perimeter.
- H. Water-line. High water mark must be confirmed by Association prior to construction.
- I. "Soil-crete" Lake Liner
- J. Leading edge of cut line on soil-crete lake liner. Contact Association prior to cutting liner as noted above.

Architectural Exhibits

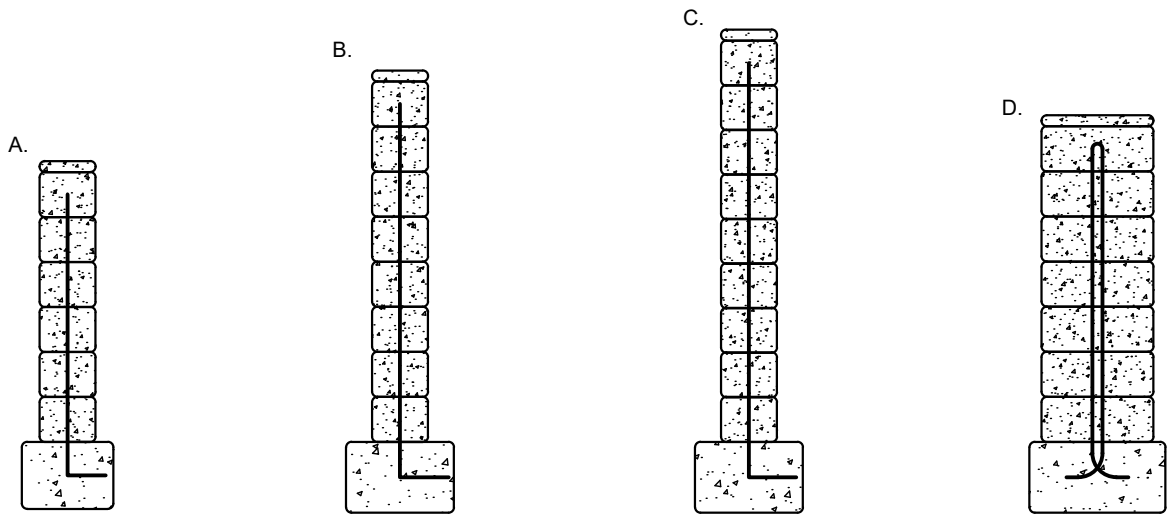
Cantilevered Dock Construction Detail

Date:

08-27-2027

Exhibit:

D-2



- A. Block walls from 0" to 48" high require a 12" deep x 12" wide concrete footing with one #4 continuous horizontal re-bar. Walls require vertical re-bar from footing to top of walls placed 32" O.C. Grout all cells containing vertical steel reinforcements. Also, two #4 continuous horizontal bond beams are placed in walls over 2' in height. One at mid point of wall and one at top. Where two walls meet at corners, etc, 2'x2' 90 degree swept #4 horizontal steel must be placed at bond beam heights in order to tie corners together. On walls less than 2' in height, one #4 horizontal bond beam is required.
- B. Block walls from 49" to 60" high require a 12" deep x 12" wide concrete footing with one #4 continuous horizontal re-bar. Walls require vertical re-bar from footing to top of walls placed 32" O.C. Grout all cells containing vertical steel reinforcements. Also, two #4 continuous horizontal bond beams are placed in walls over 2' in height. One at mid point of wall and one at top. Where two walls meet at corners, etc, 2'x2' 90 degree swept #4 horizontal steel must be placed at bond beam heights in order to tie corners together.
- B. Block walls from 61" to 66" high require a 12" deep x 16" wide concrete footing with one #4 continuous horizontal re-bar. Walls require vertical re-bar from footing to top of walls placed 32" O.C. Grout all cells containing vertical steel reinforcements. Also, #4 continuous horizontal bond beams are placed in walls at 4 block intervals, and one at top. Where two walls meet at corners, etc, 2'x2' 90 degree swept #4 horizontal steel must be placed at bond beam heights in order to tie corners together.
- C. Pilasters are built upon 12" deep x 18" wide concrete footings, with continuous horizontal #4 re-bar. Pilasters contain two continuous vertical #4 re-bar from footing to top of wall. Place one vertical steel bar in cell. Solid grout all cells in pilasters. Continuous horizontal #4 bond beams are required as above for differing wall/pilaster heights.

Note: Walls 66" or greater may require engineering and /or county permits. Please consult with San Bernardino Building and Safety Division. Where requirements between Silver Lakes and County conflict, the most restrictive requirements shall apply.

Architectural Exhibits

Block Garden Wall Construction Detail

Date:

08-27-2024

Exhibit:

W-6