

Lake Forest — Summit Owners Association ASSOCIATION RULES

1. Animals

- a. Dogs shall not be allowed to run loose. Owners who exercise their dog shall be responsible for cleaning up after them.
- b. Animals including, dogs, cats or fowl must not be annoying, threatening or obnoxious. Residents shall not allow their dogs to bark incessantly to the point of unreasonably disturbing other residents. Unreasonable disturbance is defined as recurring barking which has a pattern.

2. Antennae

- a. To provide reasonable accommodation of amateur radio operators, owners may erect a single pole antenna (not a tower) subject to the following conditions: (1) the diameter of the pole does not exceed 2.5 inches; (2) the height of the pole does not exceed 30 feet from the highest point on the structure foundation on a down slope lot or 35 feet from the lowest point on the structure foundation on an upslope lot; (3) the pole shall be located at or behind the center line of the roof and as close as possible to the existing structure if not mounted on the roof; and (4) the pole shall have a dull finish in natural aluminum or light gray in color. In addition to a single pole antenna, owners may erect a single element wire antenna using wire not greater than 18 gauge provided that the wire has not been treated to be dull in appearance and is supported by trees rather than masts in order to reduce the visual impact. Wires shall be located behind the front of the house at least 5 feet away from side and rear property lines. Without the prior approval of the Architectural Control Committee, no antenna array may be erected or used.
- b. Dish antennae for receiving satellite television broadcasts may not exceed 3 feet in diameter and must be attached to a side or rear wall of the structure in a location that minimizes view of the dish antenna from the common area.

3. Architectural /Landscaping/Pool/Fence/Other Improvement Review

- a. Any architectural and landscape change to an owner's property must be submitted to and approved by the ACC in advance of work. Guidelines and Required Forms are found online at www.thesummitdh.org within the Construction/Landscaping section or may be obtained by the Association management company by calling 916 985-3633 x 102 and requesting an "Architectural Package." Additional guidelines are found in this document.

4. Basketball Standards

- a. No permanent basketball standard and backboard may be erected without the written approval of the ACC.
- b. Portable basketball standards must be placed far enough from the street so that people using the equipment do not play in the street.
- c. Regardless of location on a lot, basketball standards may only be used between 7:00 a.m. and sunset.
- d. Portable basketball standards must be stored where they are not visible within one hour of last being used unless they are located to the side or rear of the house; set back from the street a distance greater than the entry door; and, if located to the rear of the house, they do not block any portion of the sky or the lake that would otherwise be visible from adjacent properties.
- e. Owners and residents shall give reasonable consideration to placement and use of any standard in a location that is removed in proximity from office, bedroom or other similar quiet activity area of a neighbor's lot.
- f. Parents or guardians must supervise the use of a basketball standard when the standard is being used in a front area in order to avoid safety risks and traffic hazards / obstructions.

5. Business in the Home

- a. Homes shall not be used for commercial business, storing of commercial business material, sales, vending or other non-residential purposes, with the exception that home offices are permitted when operated in a manner that does not involve more than two vehicles operated by clients, customers, or business associates being parked outside of a garage. Materials used in home offices are exempt from the prohibition against storing commercial business materials.

6. Commercial Vehicles

- a. Any commercial vehicle weighing in excess of 26,000 pounds gross vehicle weight rating (GVWR) is prohibited from Summit streets, with the exception of:
 - i. vehicles operated by postal delivery services, including: the United States Postal Service, UPS, FedEx and other similar services;
 - ii. vehicles used for approved construction of and/or improvement to residences and their landscaping;
 - iii. vehicles operated by public utilities, including: water, power, sewer, solid waste and recycling, electrical, gas, telephone and television service suppliers;
 - iv. recreational vehicles, such as: motor homes, boats, camper trailers, etc.
 - v. home furnishing delivery, maintenance and repairs;
 - vi. household goods moving companies;
 - vii. all emergency vehicles; and
 - viii. any vehicle specifically exempted by the Association board of directors.

7. Decorations and Lighting

- a. Door and other exterior decorations are permitted during holidays with the following guidelines:
 - i. Halloween: two weeks before and 3 days after.
 - ii. Thanksgiving/Christmas: from the Monday before Thanksgiving through the second weekend in January.
 - iii. Other holidays: 1 week before and 3 days after.
- b. At other times, wreaths or similar decorations attached to the door are not permitted.
- c. Wind chutes, wind chimes, decorative flags, or other hanging objects projecting from the house which can be seen from the street are not allowed.

8. Exterior Front Yard Lighting

- a. Exterior front yard lighting should be directed in such a manner not to disturb adjacent property owners and must be approved by the ACC as part of the landscape plan. If installed after the landscape is in, lighting still needs to be approved by the ACC.

9. Exterior Maintenance /House Painting

- a. Homes, garages, fences, and any other structures shall be repainted or repaired as necessary to eliminate fading, peeling, weather checking, or physical damage.
- b. The ACC shall inspect all Summit homes at least annually to determine any homes needing repainting and/or repair. Should the ACC identify a residence needing repainting/repairing, it shall advise the property owner in writing. Thereafter, the owner shall have ninety (90) days in which to repainted/repair the home. If the homeowner does not repaint/repair the residence within the 90-day period, the Board of Directors may impose Section II.C. of the Association Fine Schedule.
- c. A change in house color, roofing, fence, or siding/exterior surface materials from that currently on the house requires an application to and review and approval by the ACC.
- d. Exterior maintenance, including but not limited to repainting the same house color or repairing roofs, fences, siding or exterior surfaces with the same materials, does not require application to or approval of the ACC.
- e. Interior maintenance (not seen from outside the structure) does not require application to or approval of the ACC.

10. Fireworks

- a. Fireworks are not permitted in The Summit.

11. Front Porch, Lawn or Entryway Furniture, Bicycles and Toys

- a. Chairs and/or benches constructed of heavy decorative iron, stone or wood in a color compatible with the exterior color of the home may be located on the front porch area. Furniture constructed of aluminum with webbing or canvas folding chairs of any kind, white or colored plastic furniture, and all "pool" type furniture is not permitted on a front porch. Any other furniture located in front of a house or in a side yard is not permitted without the written approval of the ACC. Play or recreational equipment (bicycles, toys) shall not be left/stored on the front porch or front yard area.
- b. Toys and children's play equipment may not be left unattended on Summit streets.

12. Garden Objects, Fountains, and Statuary

- a. Garden objects (art), fountains, and statuary are not allowed without the written approval of the ACC. Fountains that have been approved by the ACC shall not be used other than as a fountain (i.e., as a planter) and must be maintained in a functional condition. Any pottery, plants, or other items placed on a front porch or other area visible from the street must complement the architectural integrity of the home and be maintained in good condition.

13. Garbage and Recycling Containers

- a. On the morning of or night before trash pick-up, the containers may be placed in the street gutter.
- b. Additional bags and debris may be placed on the top of the container, as permitted by the disposal company. Any cardboard being disposed of must be flattened with multiple items bound and not thicker than 4" (per EDH Waste Disposal guidelines)
- c. Trash containers shall be placed out of sight (not visible from the street) the same day as the pick-up.

14. Garden Hoses

- a. When not in use, garden hoses seen from the street should be left in a coiled position.

15. House Numbers

- a. House number must be clearly marked in front of residences. No house or lot numbers, other than those placed by the Association, may be painted on street curbs.

16. Hunting/Shooting

- a. Hunting of any type and/or discharge of firearms, archery equipment and slingshots is not allowed.

17. Offensive Noise, Disturbances and Activities

- a. There should be no activity that unreasonably infringes on the quiet enjoyment of Summit residents. This includes barking dogs, roaming dogs, roaming cats that are creating a nuisance, loud music, operation of any motor vehicles (including motorcycles) with excessively loud exhaust systems^[1] or any other activity that limits a person's enjoyment of their property or the common areas.
- b. Activities considered to unreasonably infringe on the quiet enjoyment of property owners include, but are not limited to, any activities that do not comply with subsections (i) through (vi.) below. The sound levels specified in the following subsections shall be measured by an instrument meeting the specifications contained the Society of Automotive Engineers (SAE) standard J1287.
 - i. Except as permitted by subsections (ii.) through (vi.), amplified music, pool equipment, water features, and any other sources of noise are prohibited if they generate a noise level in excess of 60 decibels (dBA) when measured from any location on another lot or the common area. Amplified music is prohibited after 10 p.m. unless it is less than 50 dBA when measured from any location on another lot or the common area.
 - ii. A motor vehicle exhaust system will be considered excessively loud if it has not been certified to meet noise standards adopted by the U.S. Environmental Protection Agency, has an obvious exhaust leak, or generates a sound level in excess of 80 dBA when measured from a distance of 50 feet. Aftermarket exhaust systems that have not been certified to be in compliance with federal noise standards will be permitted only if they do not exceed 105 dBA when measured using the J1287 standard adopted by the Society of Automotive Engineers.
 - iii. During weekdays, noise associated with construction activity approved by the ACC, landscape maintenance, and other property maintenance is allowed from 7:00 a.m. until 7:00 p.m. or sunset, whichever first occurs.
 - iv. During weekends, no noise associated with construction activity or landscaping requiring approval of the Architectural Control Committee is permitted if it exceeds 60 dBA when measured from any location on another lot or the common area. Noise in excess of 60 dBA, that is associated with landscape "maintenance" conducted by residents and/or contractors, or other property maintenance conducted by residents (not involving contractors) is permitted from 9:00 a.m. until 5:00 p.m. on Saturdays.
 - v. No noise associated with the exterior use of any power equipment is permitted on Sundays if it produces a sound level that exceeds 60 dBA when measured from any

location on another lot or the common area with the exception that residents (not contractors) may mow their own lawns and use edgers, leaf blowers, hedge trimmers, and string trimmers after 10 a.m. and before sunset. Use of any other power equipment external to the residence is prohibited on Sundays if it produces a sound level that exceeds 60 dBA when measured from any location on another lot or the common area.

- vi. Sirens or bells on home alarm systems or emergency vehicles and the use of motor vehicle horns for emergency purposes are exempt from the requirements of subsection (a) as long as the siren or bell on a home alarm system does not stay on for more than 10 minutes.

18. Mosquito Abatement

- a. To reduce the propagation of mosquitoes, from May through September, stagnant pools of water are not permitted. Fountains and other water features must be either operated on a regular daily basis or emptied of standing water.

19. Parking, Garages and Storage of Vehicles

- a. A One-Day Pass or Summit Vehicle Sticker must be displayed on any vehicle parked near the trailhead at Hathaway Ct. which leads to Folsom Lake State Recreation Area. Passes and stickers may be obtained from Kocal. Vehicles parked on Hathaway or Crocker near the trailhead and not identified with a sticker or pass may be towed at the owner's expense.
- b. No vehicle may be parked on Summit streets or common areas overnight. Overnight is defined to mean parked and not moved between 2 a.m. and 5 a.m.
 - i. Exceptions: A "Visiting Guest Overnight Parking Pass" (good for up to seven consecutive days) may be obtained by calling, visiting or emailing the Association management office. However, the Association management office may not issue Visiting Guest Overnight Parking Passes to a given address for more than 14 days in a twelve-month period, unless otherwise approved by the Association Board of Directors. A Visiting Guest Overnight Parking Pass is not required during the period December 24th to January 1st.
 - ii. Except as provided above, vehicles parked overnight without a Visiting Guest Overnight Parking Pass are subject to being towed on the third occurrence during the same month (e.g., July 2014).
- c. Boats and recreational vehicles may be parked on Summit streets and/or driveways during daytime while being supplied, washed, repaired or staged, but they may not be parked overnight on Summit streets or driveways except that boats, camping trailers, or recreational vehicles may be parked outside for

not more than one night per week provided that no trailer may ever be parked on a street unless hitched to a towing vehicle and no recreational vehicle may ever be parked in front of any common area or any residence other than that of the vehicle owner. At other times, all boats and recreational vehicles must be parked overnight inside garages or outside The Summit.

- d. Garage doors shall be left in the closed position except when vehicles enter or exit and/or when a resident is actively working in the garage, driveway or yard.
- e. Trucks greater than 8,500 pounds gross vehicle weight may not be stored on a lot, parked outside a garage or parked on a street in The Summit without the written approval of the ACC.
- f. All streets within the Common Area of The Summit are the property of the Lake Forest-Summit Owners Association. Conditions for access to these streets are governed by the Association in compliance with applicable law.

20. Pesticides and Toxic Chemicals

- a. Residents and their contractors shall exercise caution in the use of pesticides and toxic chemicals to assure that they do not enter storm drains and, if they might become airborne, that neighbors are notified so that they may avoid contact.

21. Planter Boxes/Pots in Front of Home and/or Fence

- a. Planters and pots must be maintained; contents must be watered. Pots must not be placed in the landscape planter beds. Pots on front porch or sidewalk area must be of a type that complements the residence.

22. Play Structures, Trampolines and Other Children's Play Equipment

- a. Play structures, trampolines, exercise equipment and other children's play equipment that is not out of sight, or screened with large shrubbery so not to be seen from the street or adjacent lots is prohibited unless approval has otherwise been obtained from the ACC.

23. Screen Doors

- a. Front screen doors are not allowed.

24. Signs

- a. No sign, other than those specifically protected by statute or prescribed in the

Association's rules for advertising a lot or home for sale, job notices or for identifying construction/landscaping/pool companies may be displayed without the approval of the ACC. Prohibited from being posted in front yards are signs that advertise products or commercial businesses, warning signs (i.e., "Beware of Dog," "No Solicitation," "No Trespassing," or "Private Property – Keep Off"), and security/alarm company signs. Security/alarm decals may be affixed to windows.

25. Speed Limit

- a. The speed limit on all Summit streets is 25 MPH. The Association's private security patrol and public enforcement agencies, including the California Highway Patrol, are authorized to cite violators of the speed limit. The California Vehicular Code is enforced on all Summit streets and fines may be levied for infractions of the code.

26. Tennis Court

- a. The Summit tennis court is provided for the use of Summit residents and their guests, only.
- b. Play is allowed on the court from sunrise to sunset.
- c. A key is needed to enter the court. Summit residents may obtain one free key from the Association's management office. \$5 is charged to replace lost keys.
- d. Summit residents may reserve the tennis court in advance of play at <http://thesummit.onlinecourtreservations.com>. To reserve the court on this site, owners must obtain a personalized username and password from the Association's management office.
- e. A singles match may reserve up to 1.5 hours at a time; a doubles match may reserve up to 2 hours at a time.
- f. A reserved player may bump an unreserved player from the court with presentation of a printout of the reservation.
- g. Any unreserved player bumped from the court by a reserved player may complete the current game (not set), but must relinquish the court at the end of that game.
- h. If no evidence of a reservation is provided, an unreserved player may continue to play through the end of the current set, but must relinquish the court at the end of the set to a waiting unreserved player.
- i. The tennis court is cleaned by the Association's landscape management company, though players are expected to deposit litter, old tennis cans, balls, can tops, etc. in the trash receptacle at the park.
- j. No bike, skateboard, scooter, miniature car or other wheeled play equipment is allowed on the court.
- k. Players are requested to report problems with the court to the Association management company.

- I. The Summit reserves the right to restrict access to and use of the tennis court to anyone at any time.

27. Trees

- a. No native oak which has a diameter greater than 5" when measured 3 inches above grade, shall be destroyed, uprooted, cut or removed without the prior written consent of the ACC.
- b. Irrigation systems may not deposit water within the drip line of native oaks. Should a native oak tree die because of over-watering, the owner shall be required to replace the tree with a 25-gallon or larger size tree approved by the ACC or the Board of Directors.
- c. Native oak trees may be pruned or trimmed to remove branches that interfere with a structure. However, except for the emergency removal of a branch that immediately threatens life or property, in advance of any trimming that reduces the height or width of a native oak, approval by the ACC must be obtained. The application for approval shall include a detailed plan prepared by a certified arborist specifying the proposed reduction in height and/or width.
- d. Planting of all new trees requires advance approval of the ACC. Plans must be submitted showing the proposed location of all new trees in relation to property lines and existing or proposed structures. As specified by the CC&Rs, no tree may be planted within three feet of property boundaries.
- e. Trees may not be planted in a manner in which, at maturity, they will block 25% of a primary view from another lot, as assessed by the ACC. A primary view is defined as the single, most-prominent vista at or below the horizon and greater than 0.25 miles distant, as seen from a contiguous property.
- f. Not more than three trees may be planted in a row or cluster, if they block views from contiguous properties. The space between rows and clusters shall be at least the width, at maturity, of the widest adjacent row or cluster. To apply these criteria, the ACC may request plan revisions whenever it determines that a primary distant view would be eliminated. When judging the mature size of trees, the ACC shall refer to the *Sunset Western Garden Book*.

28. Unsightly Items

- a. Unsightly items such as weeds, rubbish, debris or materials of any kind shall be regularly removed from the lots and shall not be allowed to accumulate thereon. All clotheslines or other outside clothes drying facilities are prohibited upon any lot.

29. Window Coverings

- a. Curtains, shades, blinds, screens, shutters and other interior window coverings

seen from common areas or neighboring properties must be maintained in good condition so that they are not stained, torn, sunburned, damaged, hanging askew or otherwise disorderly. Windows need not have coverings unless the interior of the structure is clearly visible from common areas and the structure's interior is determined by the ACC to be unsightly (i.e., cluttered, disorderly or trashed). Flags, banners, sheets, blankets, paper, cardboard, plywood and other temporary, unmanufactured coverings may not be used to provide privacy from a window for more than 30 days, unless otherwise authorized by the ACC.

30. Weed Abatement

- a. Notwithstanding Section 3.18 of the CC&Rs which governs lot maintenance, to reduce the threat of fire danger in The Summit, all property owners must clear their property of native grasses and weeds not later than Memorial Day, each year. This restriction applies to both developed and undeveloped lots, including unlandscaped (natural) areas of front and back yards.

31. Artificial Turf¹

- a. Artificial turf or synthetic grass may be installed as a substitute for natural turf lawns in all yards. Putting greens and bocce courts may be installed in rear and side yards only. The installation of artificial turf on hardscape or over existing grass is prohibited except bocce court surface may be installed over hardscape.
- b. Artificial turf installations shall meet the following requirements:
 - i. Is comparable in appearance with natural turf in the community.
 - ii. Is limited to 50% of the landscaped area. This requirement applies to each individual section of landscaped area. e.g., both sides of the driveway.
 - iii. Surfaces shall appear seamless and edges shall appear natural and well groomed.
 - iv. Installation shall appear natural at all times with no wrinkles or raised areas.
 - v. The turf material shall be water permeable with a minimum 25 inch per hour Permeability Rating.
 - vi. Artificial turf shall not be used to spell out words, names, emblems or geometric patterns.
- c. Contractor minimum qualifications:
 - i. A minimum of four (4) years experience installing artificial turf.
 - ii. Hold a valid, active C27 and/or C61/D12 license in California.
- d. Artificial turf installations shall meet the following minimum specifications:
 - i. Soil Stabilizing Fabric
 - 1. Primary Layer on Native Soil: non-woven, high permeable soil stabilizing

¹ These requirements are almost word-for-word a copy of design guidelines developed by Sun City Lincoln Hills; sincere appreciation is extended to that HOA for the work they did developing those guidelines

fabric for the soil type and conditions of the installation. Fabrics must be porous and not impede infiltration of normal watershed to appropriate drainage.

ii. Base Material:

1. All base materials must be clean, new material. Repurposed or recycled materials are prohibited.
2. A minimum of three inches (3") to five inches (5") of appropriate, compactable aggregate base ½-inch to ¾-inch minus Road Base with a 70% to 30% ratio of solids to fines (for use on clay soils).
3. Decomposed granite as a base material is prohibited. It may be used as a leveling layer above the base material.

iii. Backing:

1. Perforated, vertically draining polyurethane coated materials to provide optimum tuft binding and maximum permeability. Unitary stabilized fabric backings are also acceptable.

iv. Turf Material:

1. The style shall be a primary blade tufted using multi-color, natural "grass" tones with an additional secondary blade of texturized "thatch" using tan, brown or a combination of tan, brown and green tones. Blades shall have a low luster finish that is compatible to the natural turf in the community.
2. Acceptable turf fibers include:
 - A. Polyethylene (PE)
 - B. Polypropylene (PP)
 - C. Nylon (PA)
3. Pile height and style.
 - A. 1-3/4" to 2" high, minimum (except for putting greens and bocce courts).
 - B. Monofilament or a combination of blade styles; including texturized and knit de knit materials used for thatch are permitted.
 - C. Classic slit film blade style is prohibited.
4. Gauge 3/8" to 1/2".
5. Tuft or face weight shall be a minimum of 50 to 80 ounces per square yard.

v. Edges and Seams:

1. All edges shall be securely fastened.
2. Edges shall be neatly trimmed adjacent to all surfaces and objects, including but not limited to mow strips, hardscape, boulders, drains, sewer cleanouts and utility boxes (electrical, lighting, irrigation, etc.)
3. Turf material shall be laid with the grain in the same direction to avoid accentuating seam locations.
4. Acceptable seaming methods include adhesive and nailing.
5. Seams shall be completely invisible when the installation is complete.
6. Infill (Top Dressing):

- A. Elastomer or acrylic coated semi-round quartz granules. Green or tan in color.
 - B. Crumb rubber may be used to hold blades erect.
- vi. Warranty:
 - 1. Provide a written warranty for a minimum of ten (10) years against UV degradation (fading and discoloration).
- e. Maintenance:
 - i. Turf shall be maintained in an appropriate manner and in accordance with the manufacturer's recommended practices.
 - ii. Turf surfaces shall be kept free of trash and organic debris. Use leaf blowers or plastic rakes and rinse with water, when needed.
 - iii. Turf shall be kept free of invasive grasses or weeds.
 - iv. Areas affected by pet waste shall be treated to sanitize and eliminate any odors.
 - v. The Association retains the right to determine when an artificial turf installation must be repaired and/or replaced due to weathering, fading, tearing, ripping, wrinkling, etc.
- f. Cautionary Notes:
 - i. The need for an additional sub-surface drainage system should be addressed with your contractor, depending on your property's soil conditions and drainage requirements. The ACC reserves the right to require additional drainage control to prevent erosion and damage to adjoining properties.
 - ii. Artificial turf installed in public utility easements is subject to being disturbed, if utility work must occur. It is the owner's responsibility to restore the appearance of disturbed artificial turf, following utilities work.
 - iii. Installation around trees, both existing and new should be carefully considered to allow for their proper watering and fertilizing. Installations or landscaping that affects the health of native oaks are subject to fines.
 - iv. If the existing irrigation systems are left in place, portions of the artificial turf may need to be removed to fix future leaks.
 - v. Cap off or remove nearby sprinkler heads. Water from sprinkler systems can leave mineral deposits on turf, causing discoloration.
 - vi. Assure that turf is not exposed to reflected sunlight from windows, as this can fuse turf fibers together.