



The Promontory Design Guidelines

for
Custom Homesites

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Preface

Section 6.5 of The Promontory Specific Plan directed the preparation of Design Guidelines to be included as a part of the CC&Rs for The Promontory project. These guidelines shall be utilized by The Promontory Architectural Review Committee to encourage high quality architecture, site planning and landscape solutions through the evaluation of proposed plans and projects.

The Promontory project consists of 8 villages. Villages 1, 2 and 3 are Production Homesites and need to understand the fact that Villages 4 through 8 are Custom Homesites and will need to be sensitive to the design quality of the Custom Homes. These Custom Homesites' guidelines apply only to portions of Villages 1 and 2 and all of Villages 4, 5, 6, 7 and 8.

The Promontory is uniquely situated on rolling foothill terrain at the edge of the Sacramento Valley, providing many homesites with unparalleled views of Folsom Lake and the Sacramento Valley. The site's prominence demands that great care be taken in the planning and design of the project. To this end, homes must be sensitively placed in consideration of existing topography and site features, and vegetation must be emphasized over the built environment to screen homes and provide a sense of community through a coordinated landscape program.

I Design Process

Introduction

The Promontory Design Guidelines have been created to provide property owners, architects, homebuilders and contractors with a set of parameters for the preparation of their drawings and specifications. Adherence to these Guidelines will assure homeowners that a consistent level of quality will be maintained. The Promontory Architectural Review Committee (PARC) or the "Committee" will review all designs, plans and construction to assure:

- Primary site design issues have been adequately considered,
- Excellence in architectural design, and
- The special landscape potential of the homesite is addressed.
- Compatibility and integration with surrounding land uses.

Architectural Review Committee

The Promontory is designed to be a unique community of custom and production homes. The community's Covenants, Conditions and Restrictions (CC&Rs) do not list specific design items necessary for plan approval. Rather, the authority to approve or disapprove individual building and landscaping plans is given to The Promontory Architectural Review Committee. The Committee does not seek to restrict individual creativity or preferences, but rather maintain within the overall community the aesthetic relationship between homes, natural amenities, and surrounding neighbors. As the community matures, these key relationships will become increasingly important, requiring coordination through the design process.

The Committee is composed of three (3) members or more, as decided upon by the Project Developer, who are intricately involved in the development of the community. Additionally, an architect or other design professional, who is a non-owner, may serve on or act as a consultant to the Committee.

The Committee will use the Design Guidelines for the purpose of review, but may individually consider the merits of any design due to special conditions that, in the opinion of the Committee, provide benefits to the adjacent areas, the specific site or to the community as a whole.

Prior to the commencement of any site work or construction activity, the property owners or their respective agent to the Committee must submit an APPLICATION FOR APPROVAL of such work. Approval by the Committee must be received prior to the start of any clearing, grading, construction or landscaping. The authority to approve or disapprove building and landscape plans is provided by the CC&Rs for The Promontory. Variances from the Design Guidelines may be permitted on a case-by-case basis.

Design Review and Approval Process

The Design Guidelines outline the design intent, basic requirements, and processes to be followed by the Committee in reviewing and approving architectural, site and landscaping plans. It is recommended that all interested parties familiarize themselves with the Design Guidelines prior to the commencement of any design work.

We encourage utilization of professional designers and builders who have acquainted themselves with the Architectural Design Guidelines, Specific Plan and County Codes and Regulations, and who have demonstrated an understanding of the quality and standards that will be required at The Promontory. A licensed architect, engineers and landscape architect shall prepare all plans and designs.

Pre-Design Submittal Meeting

Adherence to the Design Guidelines and all applicable government regulations is the sole responsibility of the owner. Before beginning the design process, the El Dorado County Building Department should be contacted to clarify all regulatory questions in addition to becoming familiar with the Specific Plan.

Members of The Promontory Architectural Review Committee have studied the characteristics of individual lots and have jotted down their recommendations in a document that is referred to in the Specific Plan as the "Custom Lot Design Notebook". This document identifies specific characteristics of each lot or group of lots. Through the County Planning Process, some lots, such as those zoned as Hillside Large Lot Single Family, must have a Notebook approved by the Promontory Architectural Review Committee. Additionally, the Architectural Review Committee may, at its discretion, also create Notebooks for non Hillside Large Lot Single Family lots, if it is felt that special design consideration is required. The Notebook contains a range of comments as to particular design criteria for the development of many of the lots. While some of the information contained in the Notebook can accurately be described as suggestions, other comments may be specific requirements for the development of a particular lot. Copies of the Notebook will be available to prospective purchasers during selection of the homesite. It is expected that the Notebook will be helpful in matching the desires and requirements of prospective purchasers with the characteristics of a given lot, leading to the successful development of the homesite.

To establish the design concept, owners and/or architects should meet informally with a representative or representatives of the Committee to discuss and consider approaches, ideas, designs, and to review any preliminary design sketches. An owner may appoint a personal representative to attend meetings and process plans but in general we encourage the owner to be present at the conferences. The Committee will review, with the owner or agent, their design approach to confirm the intent of the Design Guidelines and the appropriateness of the design concept. Although not mandatory, this step is strongly recommended.

Conceptual Design Submittal

The Pre-Design Conference should give the owner and the owner's design team sufficient direction to prepare the Conceptual Design Submittal. This submittal should consist of exterior elevation drawings including material list and color palette, floor plan, and site plan, showing existing and proposed grades, property lines, proposed fencing and building setbacks.

The Conceptual Design Submittal package should contain two (2) sets of the following:

1. Floor Plans, drawn to scale.
2. Conceptual exterior elevations with enough detail to allow the committee to make an effective review of the plan.

NOTE: These items may be in sketch form and to scale, that is, drawings of a preliminary nature, and need not have all the dimensions and details. However, critical dimensions should be included.

3. A site plan, drawn to scale, showing:
 - a. Property lines.
 - b. Existing grades, trees, rock outcroppings and any other significant resources.
 - c. Home location, setbacks and easements.
 - d. Driveway and turn-around locations and dimensions, guest parking location (minimum of 2 guest spaces).
 - e. Any decks, patios and/or outdoor living space proposed show location and size.
 - f. Fence and wall location.

4. The completed Application for Approval form.

Homesite owners should submit the completed Application Form, along with the plans described above, to the Committee. The Committee will review the plans and contact the owner within 30 calendar days. If needed, an informal meeting will be scheduled to review the Conceptual Design Submittal.

5. Review and Processing Fee.

To ensure that a thorough review is provided to each homesite owner for assurance that the highest architectural and design standards are met, the Committee may, at their discretion, retain the services of architects, engineers, landscape architects and/or inspectors. To cover the cost of the Committee, homesite owners are required to submit to the Committee a deposit fee, an amount of \$4,000. The fee represents the expected total cost for the Committee to provide preliminary and final design review services and construction inspection, enforcement, and/or damage repairs. The costs for providing these services will be based on a time and materials basis with a full accounting provided to the homesite owner. Any unspent deposit fee will be returned to the homesite owner. If a homesite owner elects not to submit a preliminary plan for comments, the deposit fee will be due upon the submittal of the Final Design Review application.

Final Design Review and Approval

After preliminary review and approval of the materials, colors and design concept, the owner or owner's agent must submit a final set of blueprints (working drawings), a detailed site plan of the home, including grading and drainage plans and a fencing, landscaping and irrigation plan showing type, size and quantity of plant material, for final design approval.

The Committee's Final Design Review procedure is also structured for a 30-day review period. Applicants must submit two (2) sets of final construction plans as further defined below, and two copies of the application.

Construction Plans, i.e., final plans drawn to scale, shall include the following information:

1. Grading Plan: The grading plan shall be prepared to comply with Specific Plan guidelines.
 - a. Existing topography and the proposed finish grades. The grading plan must include all drainage information including swales, retention areas, berm and erosion control measures and quantity of excavation, if required. This grading plan must be approved by the Committee before any earthwork begins.
 - b. First floor and basement floor elevations must be shown with respect to the site grades.
 - c. Indicate driveway widths, drainage culverts, pipe and headwalls, sidewalks, patios, fences and walls, air conditioning and garbage enclosure locations.
 - d. Show rear deck size with stairs to the lower grade.
 - e. Show any extreme site conditions including terrain, trees to be retained and trees to be removed on the plan.
 - f. Show all proposed structures.
 - g. Show the lengths, designs, height, finish and location of all walls (retaining and freestanding) and fences.

2. Landscape and Irrigation Plan:
 - a. The irrigation plan must include the point of connection to the water source, pipe location and sizes, head and drip emitter locations, zone limits, controller, RP devices and back flow preventer locations.
 - b. Landscape plans must show all trees, shrubs, ground cover and lawn locations, and be drawn to scale. Plans should include a plant schedule which lists all plants and specifies common and botanical name, height and width minimums, container size, quantity, quality and typical spacing if applicable.
 - c. On custom lots, a free standing mailbox design which is compatible with the architecture of the home shall be included. Lighting of pilaster should avoid glare, and pilaster shall be limited to five feet (5') in height.
3. First Floor Plan:
 - a. Indicate decks, patios, stoops, retaining walls, trash enclosures, air conditioning screening, front entry step sizes, materials and finishes, driveway areas and all interior spaces of the first floor.
4. Second Floor Plan and/or Third Floor Plan, if proposed:
 - a. Indicate lower roof projections, roof overhangs, chimney locations and all interior spaces.
5. Roof Plan:
 - a. Indicate all roof areas and corresponding slopes and gutter and downspout locations.
6. Building Elevations:
 - a. Building elevations should be drawn along with floor plans to match the site plan orientation.
 - b. Articulate "all" elevations, including hidden elevations, with finishes, window types, trims and fascia details. Show the proposed finish grades against elevations, garbage screens, air conditioning location, screens, decks, rear stairs and the maximum height from the first floor to the uppermost roof peak.

- c. Private samples or a materials board with the exterior color scheme and material selections. Include any brick, stone, siding, and roof tile samples.
- 7. Specifications and Schedule:
 - a. Final construction specifications may be included on drawings or in book form.
- 8. Approval:
 - a. If the Committee or the applicant so desire, meetings between the owner and/or their agent and the Committee shall be held during the following week to review the Committee's comments.
 - b. When revisions of the items required to be modified are minor, all parties shall affix signatures on the comments sheet attesting to such and one (1) set of all documents will be returned to the owner marked "Approved as Submitted" or "Approved as Noted". Plans needing to be extensively modified will be denied and will have to be resubmitted.
 - c. Upon approval, the Committee will write a letter to the applicable lot owners, stating the final approval of their plans.

The Committee will retain the final drawings until construction is completed and compliance with approval verified. If work has not started or a continuance not received by the owner or owner's agent within three (3) years from approval, the approval will then automatically expire.

Note: Regarding revisions required by building department to be re-submitted for final review and not permitted to proceed with construction until approved by PARC (including number of days).

Construction Guidelines & Standards

Upon final design approval from the Committee, the plans will be ready for building permit application and construction.

Along with the final design approval from the Committee, other requirements will include:

- 1. A construction schedule showing start and finish dates. This should be submitted when final plan approval is obtained.

2. The acquisition of a building permit from the County of El Dorado.
3. Previously collected funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property or amenities, or used to clean the construction site if necessary. Checks shall be made payable to “The Promontory Master Community Association”.
4. Following plan approval and prior to construction, each owner or owner’s agent, upon staking of the home, shall request the Committee to make a site inspection. Staking shall be done with a continuous ribbon-defining configuration of residence and side property lines. Ribbons shall be put around any individual trees to be removed outside the ribbon area. Inspections shall be made within three (3) working days of the request. Authorization to proceed with clearing and construction operations will be issued immediately thereafter, provided the staking complies with approved plans.
5. Construction of driveways shall be at all the time of building permit for each individual lot. The Promontory Architectural Review Committee shall review the placement of individual homes and driveways within the project. Site improvement plans for each lot shall be prepared by a Civil Engineer registered to practice in the state of California, based on the Committee’s approved site plans and shall include slope stabilization and erosion control methods acceptable to the El Dorado County Resource Conservation District. Provisions for the disposal of excess fill materials shall be incorporated into the individual lot grading and/or building permit(s) filed with the Building Department.
6. Except as provided in the CC&Rs with respect to the developers of Villages, and except for a sign of reasonable and customary dimensions displayed on a lot and advertising the lot for sale, no sign, flag or other advertising device of any character shall be erected, placed on car tops, maintained or displayed upon any portion of the property. An “Open House” sign, professionally designed and not exceeding 24” x 36”, may be erected on any of such lots provided the residence to which the sign appertains is also located on such lot. Normal “For Sale” signs, not exceeding 18” x 24” plus three 6” x 24” name/feature strips may be erected. “For Sale” signs are limited to one per residence. A general contractor’s sign, not exceeding 18” x 24” containing only the name, phone number and address of the building firm, may be erected and maintained during construction; such sign can indicate the residence is offered for sale. No other commercial signs will be permitted. However,

developer, its agents and assigns may erect and maintain such signs and other advertising devices or structures as it may deem necessary or proper in connection with the conduct of its operations for the development, improvement, subdivision and sale of the property.

7. All builders are to maintain their construction sites in a neat and orderly fashion, and shall clean up and remove all debris. The owner and general contractors shall be responsible for the maintenance of such neatness and removal of debris by subcontractors employed on the construction site. Activities expressly prohibited by the Design Guidelines include dumping excess concrete mix on adjacent lots or parcels, and the dumping of waste materials, chemicals, oils, sewage, garbage, paints, insecticides, petroleum or other chemical products, etc. into storm drains and street gutters.
8. Upon completion of all construction, if requested by the Committee, the owner or contractor must submit an as-built drawing to the Committee.
9. Contractors are responsible for providing on-site parking for their work crews' vehicles.
10. Contractors are responsible for site cleanup.
11. Contractors are responsible for erosion control and must comply with plans as approved by the Promontory Architectural Review Committee (PARC). The PARC may include more restrictive measures than required by the County, if appropriate for the site.

Exterior Remodeling and Additions

Exterior remodeling and additions to existing improvements are required to meet the same criteria as new construction. All information concerning color, site location, architecture, landscaping, grading and excavation, roof, height, solar collectors, setbacks, lighting, etc., will be required of the Committee before approval for additional work is given.

Prior to starting any work on any changes to the existing home or homesite, the Homeowner must contact the Committee to determine which plans will be required for the review process. All fees and deposits will be applicable, but may be reduced or waived if the Committee feels the degree of review needed does not warrant the full fee.

Submittal Fees and Deposits

The Application for Approval, processing fee, damage deposit and all other materials necessary for the Committee to approve a residence must be sent to:

The Promontory Master Community Association
Architectural Design Committee
989 Governor Drive, Suite 101
El Dorado Hills, CA 95762

Procedural Flow Chart

The outline below represents the steps necessary to complete a residence in The Promontory. It is important to note that any deviation from these procedures could cause unnecessary delays or additional costs.

1. Pre-Design Submittal Meeting

Pre-Submittal Meeting: Design Concept. Highly recommended, but not required.
2. Conceptual Design Review

Two sets of Preliminary Plans showing:
Floor Plans
Elevations
Site Plans
Fencing Plans

Application Form
Review and processing fee – \$4,000
3. Final Design Review Approval

Two sets of:
Site Plan
Landscape Plan
Irrigation Plan
Fencing Plan
First Floor Plan
Second Floor Plan
Third Floor Plan
Roof Plan

Building Elevations
Specifications and Schedule
Color and Material Selections

Application Form

4. Construction Guidelines and Standards

Construction Schedule
Building Permit

Staking and site inspection request
Final Inspection

5. Remodeling and Additions

(Same process as Final Design Review Approval)

II Site Development

The Committee shall consider each site independently, but shall give extensive consideration to the individual impact of each plan upon adjacent homesites and common areas. Wherever possible, structures and landscaping should not affect views from adjacent homes within The Promontory or open areas. In addition, the Committee will evaluate driveway access, structure height, and the relationship of the site to its natural amenities.

Site Planning

The larger homesites and foothill setting of the community will result in many residences being seen from many different angles and views. Therefore, the site plan concept developed for each homeowner should not only reflect functional needs of the homeowner, but also be sensitive to the property's unique characteristics and inherent design opportunities. It is the intent that site development conform to the natural topography to the greatest extent possible. It is therefore important that the massing of each home be carefully studied and that all elevations be of consistent design. SITE SURVEYS AND TOPOGRAPHICAL INFORMATION MUST BE PROVIDED BY A QUALIFIED SURVEYOR AND ARE THE SOLE RESPONSIBILITY OF THE OWNER.

Grading

The Committee is particularly concerned with site utilization and efforts to minimize disruption of the natural terrain. All efforts should be made to complement the natural environment with innovative architectural solutions.

A grading plan will be required as part of the final design submittal. Grading approval must be obtained from the Committee before earth is moved. Grading that is required for pools, patios, etc., should incorporate the same design philosophy as that used in siting a residence. Absolutely no grading whatsoever shall be permitted without first obtaining this authorization.

All grading reviews shall be subject to the jurisdiction of the Committee and shall be considered individually for each lot. Requirements will be based upon individual homesite locations, terrain, soil conditions, drainage, cuts and fills. All graded lots will be required to be hydroseeded with a seed mix as approved by parks.

Retaining Walls

Efforts should be made in the grading design to minimize the use of retaining walls. However, the Committee understands that situations will arise which require their use. If retaining walls are required, they should be constructed of materials that compliment or match those used on the residence, and they should be screened or softened by the use of landscaping. Retaining walls that are visible shall be compatible with material to match the architecture of the home.

Run-Off and Drainage

Drainage considerations play an important part of the overall ecological balance of the site. Water runoff for each individual homesite must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. Storm drainage facilities may be located on some of the lots and benefit the subdivision overall. These storm drainage facilities will be identified on the building lot notebooks and are not to be altered without the approval of the Committee. The Committee will consider requests of homesite owners, but it should be noted that the alterations will only be granted if it is demonstrated by the homesite owner and agreed by the Committee that the integrity of the storm drainage facilities are not affected or impacted by the alteration.

Site drainage must be detailed on the grading plan. All sheet flow should be directed into drainage swales, area drains, street curb and gutter or adjacent lands if it is demonstrated that the sheet flow does negatively impact the adjacent lands. Although the Committee will review drainage plans,

the homesite owner is fully responsible for water runoff and drainage control of the homesite. Landscaping may not be installed in any manner which interferes with the storm drainage improvements.

Site and drainage plans will be closely studied to ensure that proper area drain systems and/or diversion routes are designed to prevent runoff into sensitive areas, or other home sites within The Promontory. Approval of site and drainage plans does not relieve the owner, engineer or contractor of liability for any damage to their property or adjacent properties.

Cross Lot Drainage

Cross Lot Drainage is water that crosses lot lines as it moves towards drainage facilities. Cross lot drainage will be accepted wherever necessary. Downstream property owners will accept sheet flow from the upstream property owners, subject to review and approval by the Department of Transportation at the improvement plan stage. Additionally, the Promontory Design Review Committee shall review all homesite plans for drainage.

Miscellaneous Easements

Landscaping and the building of driveways or fencing within sewer, water and storm easements may be permissible, but any cost associated with the removal of such features to access underground pipes and improvements is the responsibility of the homesite owner.

Slope easements may also be shown on the final map and/or building lot notebooks. Slope easements are intended to allow the development of subsequent phases and encroach onto a homesite lot for the purpose of constructing future streets and/or other infrastructure necessary to accommodate the development. It is highly recommended that the homesite buyer inquire the planned use of surrounding uses to determine if slope easements will be utilized.

Further, some lots may be required to install sewer lines in easement areas for future connection to gravity flow systems even if the gravity flow system is not available when the particular phase of the subdivision is constructed. For example, some lots will require individual sewer pumps on each home site. However, when future phases are built and gravity lines are available, El Dorado Irrigation District will require abandoning the sewer pumps and require the use of the gravity line. The home site owner will be responsible for the cost

of installing the sewer pump and the sewer line at the time the home is constructed. It is highly recommended that the homesite buyer inquire as to the necessity of the sewer pumps and/or sewer lines.

Off-Street Parking

In an effort to create a more rural environment and minimize the impact on the natural resources, The Promontory incorporates the use of narrower road widths. Whereas wider road widths afford the opportunity to provide for on-street parking, narrower road widths results in guest parking being accommodated on the lots in driveways, parking bays or other means feasible to provide guest parking. The site design shall depict the location of the off-street parking, if required. The Custom Lot Notebooks shall depict which lots require off-street parking.

III Landscape

A strong emphasis is placed on landscaping in the architectural review process. Quality landscaping is important to the appearance of each individual home and the overall continuity of the community. The landscape design should attempt to blend the natural features of the topography with the architecture of the home in such a way that the aesthetic qualities of both are emphasized.

To ensure that the overall beauty of the community is preserved and enhanced, the Committee has the authority to approve or disapprove landscape plans for individual residences.

The Committee will take into account various relationships between the home, the site, adjacent homes, and other amenities in making decisions regarding specific landscape plans.

A fundamental principle of the design guidelines is the need for gardens and lawns to harmonize with the native terrain and natural beauty of the community. Owners will be encouraged by the Committee to use landscape material indigenous to the existing area.

In planning the landscape design, consideration should be given to water conservation. The design should incorporate techniques which limit the landscape's water with the use of drought tolerant plants.

Landscape plans must be fully detailed and accurately drawn to an appropriate scale (not smaller than 1" = 20') on a full sized site plan. The plans should show contours and elevations clearly, as well as drainage provisions, and all pertinent site and architectural information including an accurate building footprint with doors, windows, stoops, decks and other features accurately located and drawn. Outdoor surfaces such as walks, patios, driveways, courtyards, etc., should also be specified.

If spas, pools, retaining walls or head walls are to be installed, architectural drawings of installations should be provided with an articulation of the materials to be used.

Included in the guidelines is a list of various plant types to be included in landscape designs. These plant materials have been selected because of their traditional influence in California and their desirable characteristics for the entire community.

Upon selection of plant materials, please provide complete plant nomenclature for positive identification of these proposed materials. Sizes, in standard nursery “range of size” description, should be given as well as the quantities of plants of each type proposed to be used in each planting group.

Suggested Plant Palette

Trees, shrubs and ground covers that complement the character of the oak woodland, grassland and riparian settings have been selected for use in The Promontory. Plants appropriate to a given environment should be limited to use in that environment. To illustrate, riparian plants should be used in riparian areas while drier highly drought resistant plants should be utilized in the development/grassland interface.

The following provides a list of suggested plant materials which has been selected to complement and best represent The Promontory style of design. These plants will be planted throughout the community along streets, open space areas and the Village Center. Other plant materials consistent with the theme of the homesite may also be considered.

Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acer buergeranum	Trident Maple
Acer circinatum	Vine Maple
Acer platanoides	Norway Maple or Crimson King
Aesculus Californica	California Buckeye
Alnus rhombifolia	White Alder, Italian Alder
Arbutus unedo	Strawberry Tree
Calocedrus decurrens	Incense Cedar
Celtis sinensis	Chinese Hackberry
Circis Occidentalis	Western Redbud
Cornus sp.	Western Dogwood, Red Twig Dogwood
Gieditsia	Honey Locust (Shademaster)

Trees (continued)

<u>Botanical Name</u>	<u>Common Name</u>
Gingko biloba	Maidenhair
Koeirenteria bipinnara	Chinese Flame Tree
Liriodendron tulipifera	Tulip Tree
Liquidambar styraciflua	Sweetgum
Logerstroemia infica	“Majestic Orchid” Crape Myrtle
London planc	Sycamore
Magnolia Soulangeana	Saucer Magnolia
Malus sp.	Crabapple
Olea europea	European Olive, Susan Hill (fruitless)
Pinus sp.	Pines – Ponderosa, Aleppo, Coulter, Italian Stone
Pistacia chinensis	Chinese Pistache
Platanus californica	California Sycamore, Plane Tree
Populus Fremonti	Western Cottonwood (male trees only)
Prunus sp.	Catalina Cherry, Krautner Vesuvius, Caroliniana, Japanese Flowering Plum “Dawn”
Pyrus sp.	Kawakami, Bradford
Quercus sp.	Oaks – Valley, Cork, Blue, Red, Interior Live, Canyon Live, Holly
Robinia ambigua	Purple Robe Locust
Salix sp.	Arroyo, Red, Yellow, Goodings (riparian area only)
Ulnus parvifolia	Evergreen Elm
Umbellularia californica	California Bay

Shrubs

<u>Botanical Name</u>	<u>Common Name</u>
Agapanthus (Queen Anne)	Lily of the Nile
Buxux sp.	Boxwood
Ceanothus sp.	Wild Lilac
Cercis occidentalis	Western Redbud
Cercocarpus betuloides	Mountain Mahogany
Chasaemeles	Dwarf Flowering Quince
Cistus	Rock Rose

Shrubs (continued)

<u>Botanical Name</u>	<u>Common Name</u>
Cottoneaster	
Diestes bicolor	Fortnight Lily
Escallonia sp.	Escallonia
Fremontodendron	Flannel Bush
Garrya fremontii	Silk Tassel
Greavillea	None
Hemerocallis hybrid	Day Lily
Heteromeies	Toyon
Hypericum moserianum	Gold Flowers
Iris douglassii	Pacific Coast Iris
Jasminum mesnyi	Primrose Jasmine
Juniper sp.	Junipers
Kniphofia uvaria	Red Hot Poker
Mahonia sp.	Oregon Grapes, California Grape
Mimulus	Monkey flower
Nerium oleander	Oleander
Parthenocissus tricuspidata	Boston Ivy
Penstemon sp.	Penstemon
Pittosporum sp.	Pittosporum
Prunus illicifolia	Holly Leaf Cherry (also Catalina Cherry)
Prunus I. zabeliana	Zabel Laurel
Pyracantha sp.	Pyracantha
Raphiolepis indica	India Hawthorne
Rhamnus sp.	Coffeeberry
Ribes viburnifolium	Evergreen Currant
Romneya coulteri	Matilija Poppy
Salvia sp.	Fragrant Sage, Creeping Sage
Santolina	Santolina
Woodwardis fibriata	Chain Fern
Xylosma compacta	Compact Shiney Xylosma
Zauscheneria californica	California Fuschia

Ground Covers and Vines

<u>Botanical Name</u>	<u>Common Name</u>
Archtostophylos	Manzanita
Baccharis	Coyote Bush
Cerasitium tomentosa	Snow in Summer
Cistus sp.	Rockrose
Convolvulus	Ground Morning Glory
Corposma Kirkii	Creeping Coprosma
Cottoneaster sp.	Cottoneaster
Gazania sp.	Gazania
Hypericum calycinum	St. Jon's Wort
Juniperus conferta	Shore Juniper
Panhenocissus irthenocissus	Dwarf Boston Ivy
Ribes viburnifolium	Evergreen Currant
Tencrium prostratum	Prostrate Germander
Trachelospermum jasminoides	Star Jasmine
Vinca minor	Dwarf Periwinkel
Wisteria floribunda	Wisteria

Prohibited

The following trees and shrubs should be avoided since they are inconsistent with the major planting themes established for The Promontory. Other trees and plants may be prohibited upon review of the landscaping plans.

Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acacia sp.	Acacia
Ailanthus altissima	Tree of Heaven
Calocedrus decurrent	
Palmae sp.	Palms
Picca sp.	Spruce
Robinia pseudocacia	Black Locust
Tamarix aphylla	Athel Tree

Shrubs and Ground Cover

<u>Botanical Name</u>	<u>Common Name</u>
Adenostoma fasticulatum	Chamise
Artemisia californica	California Sagebrush
Cortaderia sp.	Pampas Grass
Centranthus ruber	Red Valerian
Cytisus Specific Plan.	Broom
Spartium junceum	Spanish Broom

Landscape Requirements

To achieve an overall theme, minimum landscape standards have been established by the Committee to ensure consistency in landscape design and execution.

The intent of planting trees on residential lots is threefold:

- Provide canopy over the street in an effort to create a more environmentally friendly project by reducing overall heat emanating from impervious areas.
- Replant trees in areas presently void of existing trees. This commitment is in compliance with the Settlement Agreement with local environmental conservation groups and The Promontory Tree Mitigation Plan.
- Plant oak trees in addition to non-native trees on residential lots as mitigation for tree removal in accordance with The Promontory Tree Mitigation Plan.

1. Minimum Street Tree Requirements (Front yard setback area):

Canopy street trees on individual lots shall be planted at an average ratio of one (1) tree per thirty-five (35) feet of lineal frontage with a minimum of three trees, or as deemed appropriate by a landscape architect for the purposes of providing a canopy over the street.

The street trees shall be located adjacent to the street no further than seven feet (7') behind the back of curb or sidewalk, but not inside the right of way, in order to achieve a canopy over the street, unless physical site conditions warrant a variance subject to the Committee's approval. The plantings should be oriented to provide the best opportunities to provide a canopy over the street.

Fifty percent (50%) of the street trees must be native Oak species with the remainder selected from the approved list. This will assure that naturally occurring species will continue to dominate the streetscape. It is recommended that oaks be blended with accent trees within the setback area and that they also be used in transition into the individual landscape of each homesite. Street trees shall be a minimum 24 inch box.

2. Minimum Yard Tree Requirements:

One (1) tree selected from the approved list must be planted on the site per one thousand (1,000) square feet of lot area where appropriate (in areas not already heavily forested). These trees should be a minimum fifteen (15) gallons in size. Trees otherwise required shall be credited to this requirement.

NOTE: Many of the lots already contain significant tree cover, particularly in parts of Villages 4, 5, 6, 7 and 8. Specific requirements for these lots may be amended because of existing on-site vegetation. The intent of this provision is to provide tree coverage in areas presently void of tree canopy.

3. Oak Tree Preservation:

The existing oak trees are a significant asset to The Promontory and, as such, are to be preserved and protected whenever feasible. In particular, all oaks in excess of 25 inches in circumference shall be avoided whenever possible. Landscaping within the drip line of trees will be limited. Cut, fill or compaction of soils within the drip line, that is determined by an arborist that will damage the tree, is prohibited. Appendix A provides the specific provisions for construction activities near oak trees identified to be preserved.

4. Minimum Shrub Requirements:

Shrubs shall be a minimum of 5-gallon size. Shrubs designated to provide a ground cover may utilize 1 gallon containers. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association.

5. Side Yard Slopes:

Landscaping and irrigation for side yard slopes within lot lines should be installed and maintained by the homeowner. An erosion control turf, ground cover, trees and shrubs should be installed so as to enhance and stabilize the slope area.

6. Specific Landscape Designs:

The Promontory's unique setting and natural constraints pose a problem for providing specific landscape requirements for each lot. Custom lots within the development range from 15,000 sq. ft. to over 50,000 sq. ft., with many of the homesites possessing unique constraints and opportunities relating to views, tree coverage and slope.

Specific requirements may also be included and described in the Custom Lot Design Notebook. All documents must be reviewed for a thorough understanding of the architectural requirements of each lot.

7. Completion of Landscaping:

Landscaping must be completed, in accordance with the approved landscape plan, within 120 days of occupancy subject to weather.

In the case of a spec home (a home built for sale to a future purchaser) prior approval of landscaping and fencing plans will be delayed until such time as the individual lot owner has been identified. The owner will be required to commence landscaping within 30 days of occupancy and completion within 120 days subject to weather.

Irrigation

Irrigation is required to establish and maintain landscape plantings on each lot. The automatic irrigation system must be designed in accordance with all local and state laws, rules and regulations governing or relating to irrigation systems. The homeowner's system must also be designed to meet all water conservation practices required by the El Dorado Irrigation District (EID) or El Dorado County. Check with EID prior to designing system, as current practices and specifications may change from what is provided in this document.

The irrigation system should include the following:

Backflow Protection:

1. Irrigation connection to domestic (potable) water supply to the residence shall include a shut-off valve and backflow prevention device that is approved by El Dorado County or EID for use with single-family residential irrigation systems. The preferred method of backflow protection is with a Reduced Pressure Principle backflow preventer.

Backflow prevention assemblies shall be installed in accordance with local codes and screened from view as much as possible by landscape design features.

Automatic irrigation controllers shall be capable of at least two separate programs with at least two start times for each program. Controllers shall be programmed for regular operation to occur during the evening and/or early morning unless amended by regulations of either EID or El Dorado County. Controllers shall be programmed to provide the minimum amount of water for healthy plant growth, and to use multiple start times for dividing up run times to allow water to penetrate the soil effectively to prevent run-off. Programming shall be adjusted on a regular basis in response to seasonable conditions.

2. Controllers shall be designed to activate low voltage (24 vac) solenoid remote control valves that are installed to service the irrigation system.

Remote Control Valves:

1. Remote control valve zones shall be developed with consideration for similar plant water use requirements, e.g., lawn separated from shrub and ground cover zones, and similar irrigation equipment uses; spray sprinkler separated from rotary sprinkler zones; rotary zones and spray zones separated from drip zones.

Pressure Regulation:

1. Water pressure shall be regulated, if necessary, to efficiently operate the equipment installed by using one or more of the following methods:
 - a. Pressure regulating valve installed in irrigation main to regulate entire system pressure.
 - b. Pressure regulating remote control valves for required control zones.
 - c. Pressure compensating sprinklers or emitter outlets.

Irrigation Methods:

1. The landscape design shall, to the extent possible, create “hydrozones” (zones of plant material that have similar water requirements) which will be irrigated by a method of water application that is appropriate for healthy root establishment and plant growth.

2. Spray and rotary sprinklers may be used in turf, ground cover, and combination ground cover/shrub hydrozones where uniform distribution of water over an entire hydrozone is appropriate.
 - a. Spray and rotary sprinklers shall use low volume nozzles where possible and shall have matched precipitation rates within each control valve zone.
 - b. Spray and rotary sprinkler nozzle radius, trajectory, and arc shall be appropriate to avoid over spray onto hardscapes, structures, adjacent properties, and adjacent hydrozones with different requirements.
 - c. Spray and rotary sprinkler zones shall be controlled to apply water at an appropriate rate for infiltration into the soil and plant root zone and to avoid run-off or ponding.
3. Bubblers and drip emitters may be used in ground cover, shrub, combination ground cover/shrub, and tree hydrozones where “point-of-emission” water application to planting within the hydrozone is appropriate.
 - a. Bubblers and drip emitter zones shall be controlled to apply water at an appropriate rate for infiltration into the soil and plant root zone, and to avoid run-off or ponding.
4. Check valves shall be utilized in sprinkler bodies and/or lateral piping where necessary to prevent low outlet drainage after each control zone completes its programmed operation cycle.

Residents should be aware that the County of El Dorado, El Dorado Irrigation District, the State of California, or other public agencies, may also set restrictions on water times, amounts, equipment, etc.

Maintenance

It is the homeowner’s responsibility to keep landscaping well maintained and to promptly replace any dead or dying plant material. The minimum tree requirement must be maintained.

Vacant Homesites

All homesites, whether vacant or built, are to be kept in a near natural state, free from debris and subject to the reseeding requirements of the El Dorado Hills Fire District and The Promontory CC&Rs. Any removal of trees must be reviewed by the Committee prior to extraction. Failure to maintain a homesite in an acceptable condition will result in the Homeowners Association having the work performed at the expense of the homeowner, as authorized in the CC&Rs.

Existing Trees

During the planning and initial development of The Promontory, effort has been directed into designing the land plan and site grading so that the healthy existing trees which occur on site are preserved. Some homesites contain these existing trees and every effort should be taken to preserve them. However, the Committee understands this may not always be feasible. Therefore, prior to removal of any existing trees a written consent from the Committee must be received.

Care must be exercised to avoid altering the soil environment within the “drip line” (area underneath branches where roots are concentrated to soak up rainwater) of existing trees. The native Oak trees are particularly sensitive to development. The following activities shall not be allowed within the drip line of any existing oaks:

1. Trenching;
2. Grading, cutting, filling or soil compaction;
3. Landscaping with plant material requiring summer irrigation, particularly lawn;
4. Paving with materials of limited permeability (asphalt, concrete, flagstone, brick or other pavers in mortar).

Any landscape or hardscape features, e.g., decks, benches, walks, railings, etc., proposed within the dripline will be subject to careful scrutiny with attention directed towards the location and depth of any footings, area of coverage, and materials used.

The Committee may require that a fence be erected at the drip line of an existing tree during construction if it is located precariously close to any home construction or lot grading.

Care must also be taken when developing outside the drip line. Newly constructed barriers, e.g., concrete foundations, swimming pools, garden walls, etc., often act as dams that trap water and cause root or crown rot, eventually killing the tree. Where instances like this are likely to occur, the landscape plan must provide for the necessary drainage mitigation to ensure continued health of the existing tree.

Refer to Appendix A for tree preservation measures.

IV Architecture

The intent of these guidelines is to avoid dictating specific architectural styles that must be used within the community, but rather to give property owners, their architects or designers a set of guidelines that will make the entire community a more attractive place to live. These guidelines are created to encourage a community of individual outstanding architectural statements that, when viewed together, produce an attractive rural environment.

Design Philosophy

Terms such as “sound design” and “good taste” are difficult to describe and even more difficult to legislate. Good architectural design can be established traditional or innovated contemporary, and incorporate architectural elements that have withstood the test of time, and each architect should strive to design a home that has integrity, simplicity and a sense of proportion.

It is desirable for the homes to exhibit the individuality of their owners as well as the characteristics of the selected architectural style. But it is also important that they observe basic design principles inherent in good architecture.

- The residence should be located on the site to minimize disruption to the natural topography and landscape.
- The various building materials should present a pleasing and harmonious exterior appearance for the residence.
- Appropriate exterior colors should be utilized, with bright colors limited or used in restraint.

- A consistent scale should be employed throughout the design of the residence.
- Each element should be designed to be in proportion to the others.
- Specific features of the architectural style should be well developed and carefully detailed. These features should be researched to achieve a degree of authenticity.

The following elements are to be encouraged: intelligent selection of details related to a well designed floor plan; sensitive interpretation of styles within constraints of budget and site; consistency of site planning, landscaping and architecture; and logical use of materials.

The following elements are to be avoided: harsh contrasts of color and/or materials; illogical or inappropriate combinations of scale; poorly executed details and extreme interpretation of the components of each style.

Architectural Styles

The rich character and personality of Promontory will be achieved through the consistent application of the architectural styles portrayed within these guidelines. Application of the architectural styles should be as authentic as possible regarding the use of detail, materials, massing, scale and proportion.

Pure and contemporary adaptations of these styles and other compatible architectural styles are acceptable.

The mixture of these architectural styles is intended to promote a unique but cohesive community style. The adaptation of each style can produce a formal, symmetrical design; or an informal asymmetrical design. The beauty of Promontory will emerge from the integration of these styles, including the use of similar details, materials and colors, producing a true California personality.



Country French Style



Italianate Style



Spanish Colonial Style



Prairie Style

Massing, Scale & Proportion

The dominance of nature over the built environment is one of the most important traits of the rural/suburban character. The home should be oriented and designed in response to the individual characteristics of the site and its context. Integration with the topography, trees and vegetation, as well as other natural features of the land are of the utmost importance.

The massing of the home should be organized as a whole and should not appear as a mixture of unrelated forms. Massing of the forms should be established by the element's characteristic of the architectural style.

The features and elements of The Promontory contribute to the human scale throughout the community. Bulky homes and homes that "overwhelm" the natural setting are not permitted. Specifically simple two story box massing with little or no relief (ex.; Colonial, Italian Renaissance, Greek Revival, etc.) is typically not acceptable. By adding horizontal interplay to the massing, positive and negative space is kept in careful balance with the overall site. Thus, creating a positive expression of the home to the Promontory style and the community.



Monterey style with combinations of one & two story elements



Rear guesthouse with connecting breezeway



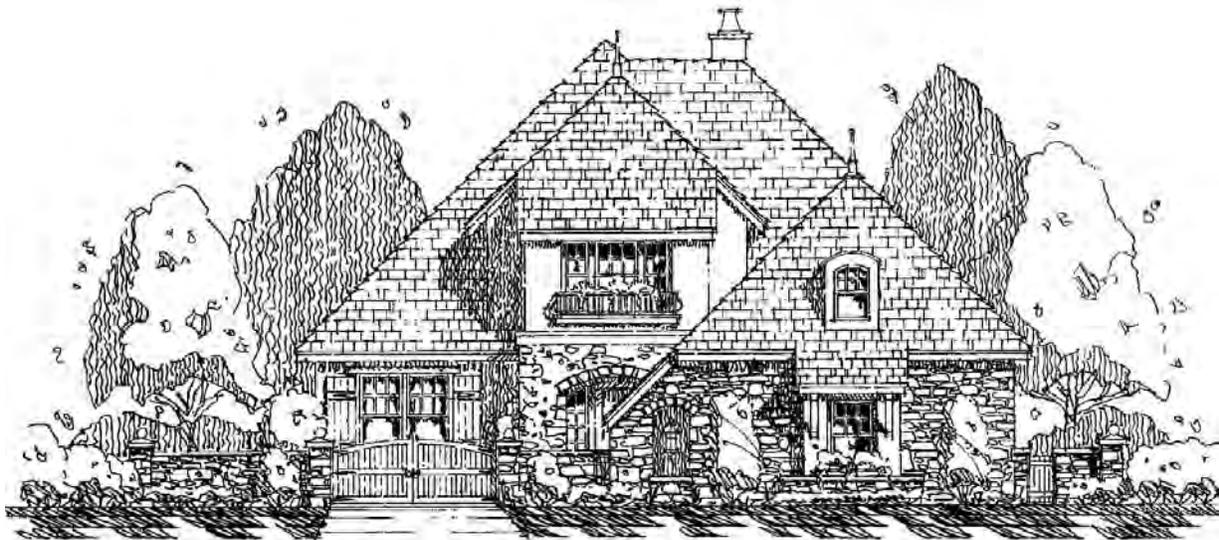
Stone base at deck softens grade transition

Design Features

1. The main roof pitches should be consistent with the architectural style of the home. As an example, more traditional architectural styles such as French Country should have a minimum of 8 vertical to 12 horizontal pitched roof, either gabled, hipped or a combination of the two. Roof forms should be well organized and demonstrate the same character on all sides of the residence. Gutters and downspouts shall be used at all eave lines unless deemed inappropriate. All roof structures such as attic vents, plumbing vents, gutters, etc., should be painted to match the roof colors and be positioned behind the roof crown. The construction of flat roofs is often prohibited in higher end residential development because they are very difficult to build properly. Flat roofs will be allowed subject to significant scrutiny.

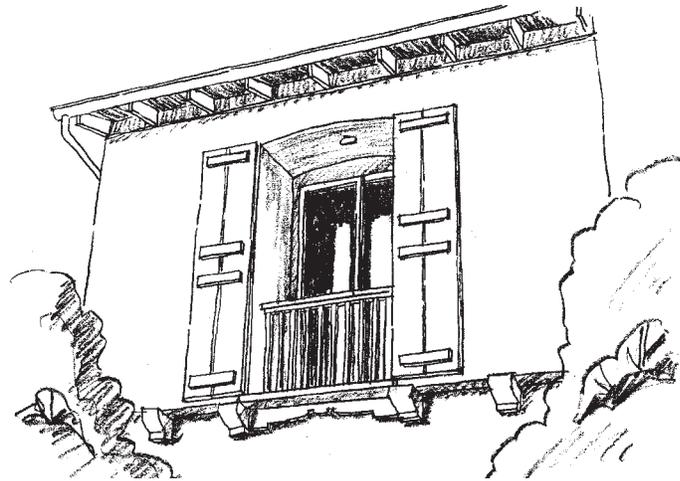


Spanish Colonial Style



Country French Style with gated motor court

2. Windows and doors should reflect restraint in the number of types, styles and sizes. Consistency of detailing on all elevations should be maintained. Windows should be located on all elevations and be properly spaced and proportioned. Shutters, if incorporated, should be sized to the opening and located on all elevations. Shutters should be appropriate in design and in keeping with the architectural style.



Window balcony

3. The main entrance should have a sense of prominence that is reflected on the design. The main entrance should contain more detail than other openings but be consistent in styling. All lights should be cut-off or shielded to avoid off-site glare.



Spanish Colonial Style

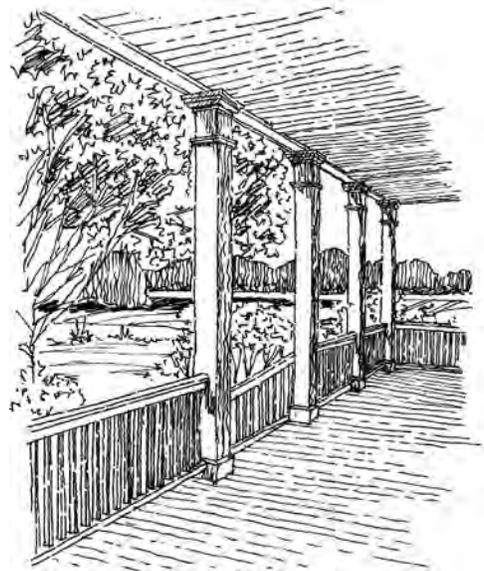


Spanish Colonial two-story entry

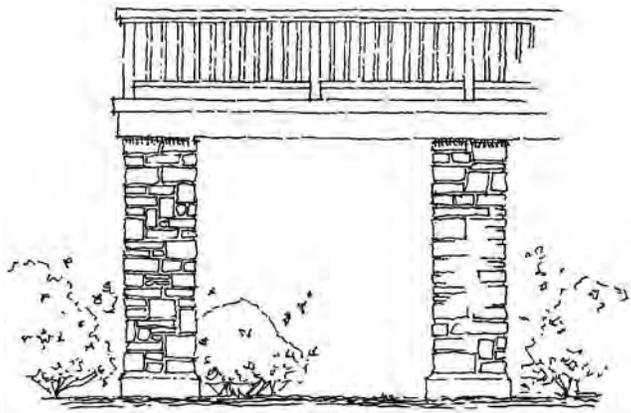
4. A raised deck and its supports should incorporate materials which relate to the residence such as brick, stucco or stone. If wood posts are used, they should be a minimum of 6" by 6" with base and capital detailing and treated lumber, sunwood or redwood should be utilized.



Cottage Style

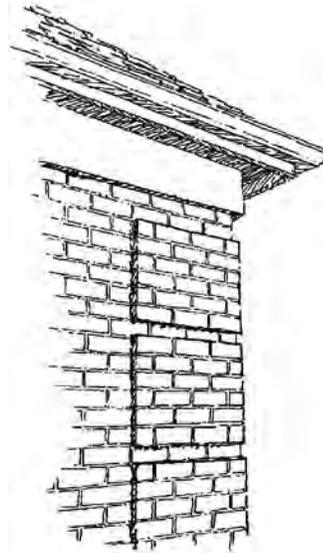


Porch columns with detailed base & cap



Full height stone deck supports

5. Quoins, when utilized in the design, should be expressed on the side elevations as well as the front and on all elevations when used.



Brick Quoins

6. In most instances, bay windows should be carried down to grade or express visual support of a cantilevered condition. When bay windows are stacked in a 2-story condition, the blank panel between all facets should be articulated.



Bay Window

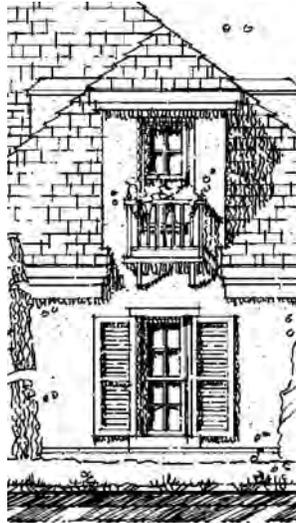
7. Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner. Ending the veneer at an outside corner which would expose the edge of the material is not acceptable. It would be preferable to carry the material completely around the residence.



Masonry wrapping facade

8. Exterior flue pipes are required to be encased with a chimney enclosure of masonry and appropriate material and be supported by a foundation at grade. Roof vents should be on the rear side of the roof ridge as viewed from the front yard. Skylights should be flat so as not to protrude from the roof surface. All roof vents should be painted to match the roof color.
9. Chimneys should be properly located and in correct proportion to the mass of the home. Chimneys should be designed with appropriate breaks for character.

10. Dormers should be designed in keeping with the architectural style. Dormers must be correctly located on the roof and not be too large or out of proportion.



Window dormers proportionate in context

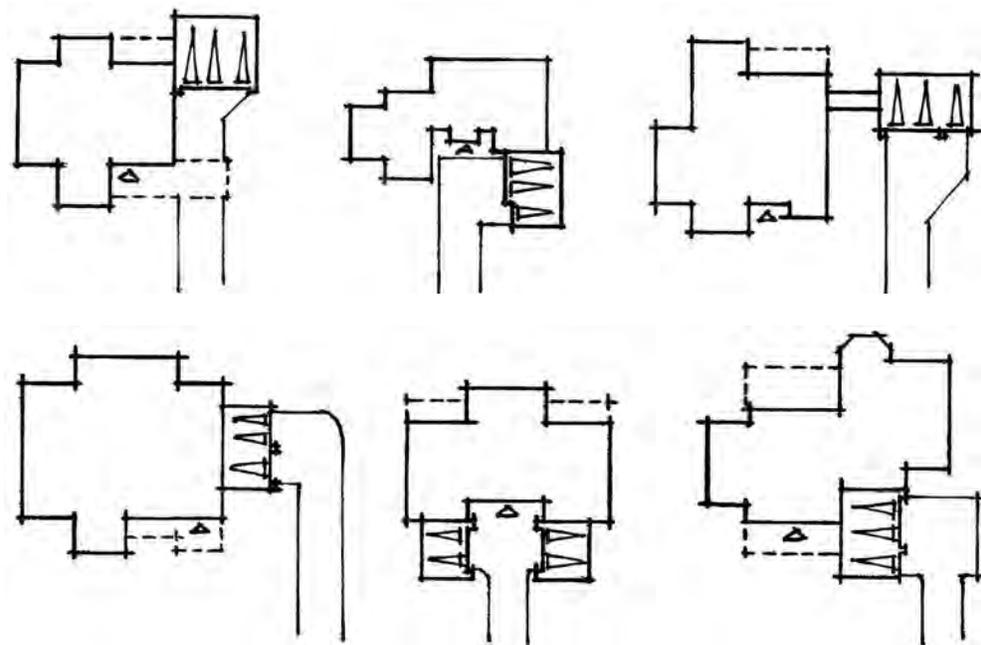
11. Garages:

In order to minimize the visual disruption of garages on the streetscape, the Committee discourages the use of street facing garages, unless located in hillside single family large lot areas where moving the garage away from the street will result in substantially more grading. Instead, the Committee advocates the use of detached garages and garages oriented towards the property line where appropriate. When necessary, variances for garages located in the setback area to minimize grading and/or tree removal may be approved.

All custom homes require a minimum of two car garages. A minimum of two (2) off-street guest or visitor parking spaces must be provided for in driveway areas. If the opening of the garage is visible from the street, appropriate care in design and detail to make the elevation attractive will be required.

- Garages may be integrated into the main structure, totally detached or connected to the home through the use of a breezeway, patio, garden room or other similar elements
- Integrated garages should be visually removed to reduce the impact onto the street

- Each garage may have a separate bay or maximum double bay facade
- Rear, three/four-car tandem, split design and subterranean garages are permitted
- Conditions with three or four car garages, no more than two garage doors may exist on the same plane
- Third (and fourth) garage doors must be offset by a minimum of three feet (3'-0")
- Split and/or separate garage doors are encouraged
- All garages must be fully enclosed, carports (for the purpose of permanent parking) are prohibited, however porte-cocheres are permitted
- A variety of garage entry conditions are encouraged:
 - Split garages with motor court configuration
 - Side load
 - Detached
 - Deep garages with abundant amenities
 - Subterranean rear or side entry
 - Tandem
 - Rear lot location



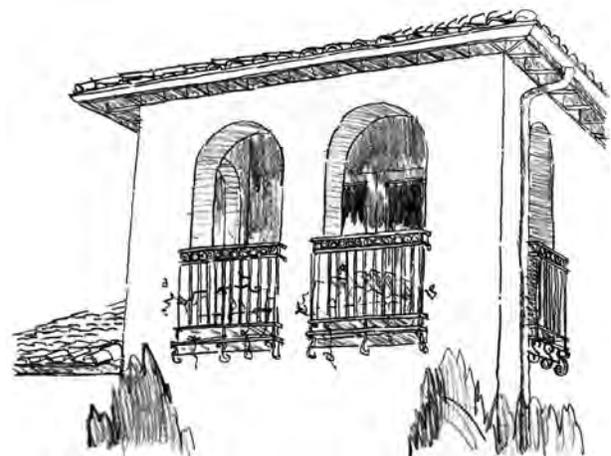
Variety of garage access conditions

12. Distinctive details include a variety of traditional details and features due to the wide range of architectural styles found throughout the region. Examples of these include:

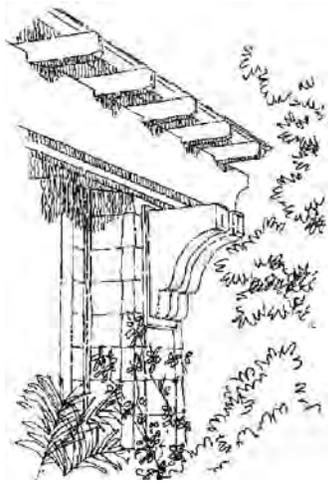
- Roof dormer vents in various shapes and sizes
- Louvered vents at gable ends
- Lighting fixtures
- Gutters and downspouts in aluminum and copper
- Trellises
- Wood corbels
- Finials
- Wainscoting which transitions material change
- Keystones
- Shutters (wood, vinyl and aluminum are acceptable)
- Knee braces at columns and cantilevered elements
- Frieze boards
- Wrought iron



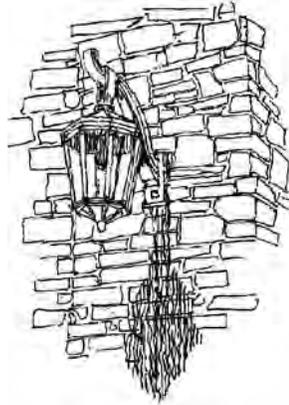
Detailing distinguishes Craftsman Style



Wrought iron guardrail accentuates the Spanish Colonial Style



Trellises



Ornamental lighting

Materials

1. Exterior walls may incorporate any of the following: brick, stucco, stone or wood. Bricks should be earth-tone in color. Brick textures should not have contrived surfaces.
2. Acceptable roofing materials shall be appropriate to the architecture of the house and of high grade with a minimum 30-year lift span. Under no circumstances, on custom lots, no composition shingles shall be permitted. Any substitute roofing material must be approved by the Committee. All roof materials must be rated Class A fire retardant or better.
3. Windows and doors should be made of wood, vinyl, vinyl-clad wood or vinyl-clad aluminum. Alternate window materials will be considered on a case by case basis. Glazing shall be clear or gray tinted only. Reflective glass will not be accepted.
4. The use of polished or reflecting materials shall be minimized on the project site. These materials include, but are not limited to, reflective glass and polished metal exterior materials and facilities on buildings.
5. Siding should be constructed from natural woods such as redwood and cedar. At this time, aluminum will not be allowed. Nobler synthetics and composites will be allowed.
6. Decorative driveways with pavers as accent and/or colored concrete are encouraged.
7. All color and materials selections will be reviewed during final design review. Warm earth tone colors including, but not limited to dark ochers, browns, grays, creams, rusts, buffs, rose beige, and terra cotta are preferred. Trim colors can be bright to accent but must be appropriate. Visible elements such as gutters, trellises and downspouts should match the color of the architectural element they are attached to, or be of a complimentary color. Stark white, bright pastels or bright intense colors in large expanses will be discouraged.
8. Because of the visibility of roofs on hillside terrains, roof color and design will be closely monitored. Depending upon which village a homesite is located in, some variation in roof design and color will be permitted. Individual roof colors that draw significant attention will be prohibited.

Development Standards

Hillside Large Lot Single Family Areas

While The Promontory lends itself to fantastic views of the Sacramento Region, the Sacramento Region can view The Promontory. In an effort to blend the project into the natural landscape, additional development standards are provided to ensure the visual integrity of the project is maintained. The Promontory Specific Plan defines those Hillside Large Lot Single Family areas and will be determined through the tentative mapping process. But generally, the Hillside Large Lot Single Family Areas occur on slopes exceeding 25%, as defined in the Specific Plan in accordance with the County Hillside Standards. If your lot is designated as Hillside Large Lot Single Family Area, then the development standards provided below shall apply (the following development standards shall be considered in addition to the development standards already provided in the Design Guidelines).

Color and Materials:

Building colors and materials shall consist of the following standards:

Roof Colors:

- a. Roofs shall be earth tones, with low or muted chrome.
- b. Avoid brighter, higher chrome colors that will be visually prominent.

Roof Materials:

- a. Tiles, shingles, slate, high quality raised composition/asphalt, and high quality simulated materials (e.g., concrete/fiberglass shakers) in natural colors are encouraged.
- b. The roofing material must be consistent with the style of the house. Avoid “plastic” looking, reflective or glossy materials or other low quality materials.
- c. Avoid metal or glass roofs that might reflect sunlight.
- d. Roof vent pipes and roof fixtures should be painted a flat color to match the roof color.

Wall Color:

- a. Wall surfaces shall utilize muted, warm earth tone colors. Medium value with low chrome is encouraged.
- b. Avoid highly reflective, bright white stucco surfaces (e.g., refrigerator or “appliance” white).
- c. Bright white may be used for window sash, door, trellis, and trim color, or for wood siding accents.

A color chart shall be submitted to the PARC.

Development Standards for all lots***Building Setbacks***

The County of El Dorado has established minimum standards for building setbacks for various types of residential structures. The setbacks required by the County, however, are not to be construed as setbacks that would be approved by the Committee. Instead, the Committee has provided setback requirements for homesites as outlined in the Custom Lot Design Notebook, based on the size and location of individual lots.

A building setback of 30 feet from property line is required for lots of size 1 acre or larger in accordance with the Wildfire Safety Plan and the California Fire Safe Regulations. The owner can request a waiver for this requirement, but must contact the County of El Dorado and the local California Department of Forestry (CDF).

Outdoor elements of the house (such as decks, porches and wing walls) over 3 feet in height are considered to be part of the house and will not encroach into setback areas, except in the case of unique site characteristics, which the Committee may consider on a case-by-case basis.

The Custom Lot Design Notebook will contain comments ranging from suggestions to requirements regarding specified requirements as they relate to specific lots or a group of lots.

Height and Size Restrictions

The height of any home shall be measured by calculating the average finished grade of each building wall, and measuring the distance (height) between this average point and the highest point of the building. If each wall has a different height, then an

average of all four walls (or more) is calculated to determine the actual building height (see Appendix B). More stringent restrictions may be imposed on given lots where necessary to protect the aesthetic integrity of the community. In accordance with Section 4. Development Standards of The Promontory Specific Plan, the maximum height shall be as follows:

Hillside Large Lot Single Family:	50 feet. Sixty feet (60 feet) may be permitted upon the Committee's approval.
Large Lot Single Family Detached:	45 feet
Medium Lot Single Family Detached:	35 feet or two stories
Small Lot Single Family Detached:	30 feet or two stories
Single Family Attached:	30 feet or two stories
Multi Family/Apartments:	45 feet or three stories

Minimum square footage will vary from Village to Village and in some cases may vary between lots in a particular Village. The square footage will be designated for each particular Village at the time of annexation to the association or in the Custom Lot Design Notebook.

Certain high visibility lots, such as lots located on ridge lines, will have additional restrictions addressing height and design of roofs. These restrictions will be described more fully, as it relates to a particular lot or group of lots, in the Custom Lot Design Notebook.

Signage

Homesite owners will be permitted one sign not exceeding 18" x 24" plus three 6" x 24" name/feature strips for the re-sale of their property. Unless authorized in the CC&R's, no other signs will be allowed on private residences or homesites.

Walls and Fences

Walls and fences should be designed as an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and the natural forms on the site. All walls and screen fences should be designed to be compatible with the total surrounding environment and not obstruct natural views. Screen fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape. Homeowners will be encouraged to screen boundaries, with natural trees or shrubs when possible.

All fences must conform to The Promontory Master Fencing Plan and be subject to conditions as described in the Custom Lot Design Notebook. This plan designates the location and design of fencing for individual homesites. This plan may restrict or prohibit certain fence or wall treatments desired by homeowners. The purpose to the plan is to create continuity within the community as viewed from roads, open space areas and natural areas. This plan should be consulted prior to starting any design work.

All walls and fences must be approved by the Committee prior to their installation. Wing fences must be constructed of materials that match or compliment the architectural style of the residence. Acceptable materials include stucco, stone, brick or wrought iron with masonry columns. This requirement should also be applied where side fences face the street on corner lots.

Wing fences should abut the residence not less than 5 feet behind the front elevation. Fencing beyond wing fences, i.e. side yard and rear yard shall be open view fencing consisting of 6-foot high black painted wrought iron fencing. Upgraded side yard fencing will be considered on a case by case basis by the Committee. Chain link and wood fences will not be permitted on residential homesites. Maximum height for walls and fences is 6 feet.

All visible fences must be screened from view by landscaping. Purchasers should carefully review the Master Fencing Plan and pay special attention to the restrictions on their homesite.

Fencing requirements vary depending on lot and location. Due to the varying degrees of privacy afforded by different fencing types, potential homebuyers should carefully review fencing requirements prior to purchase.

Exterior Lighting

As with all exterior design work, lighting should be carefully used and oriented or shielded to minimize glare to enhance the overall design concept of the home in an aesthetically pleasing manner. Exterior pool and landscape lighting must not infringe upon adjacent neighbors; therefore, glare shields are required to eliminate bright spots and glare sources. Exterior lighting should utilize low-voltage or similar non-glare direct task type fixtures and they should be as close to grade as possible. All lighting conduit and fixtures must be as inconspicuous as possible, especially by day if lights are above grade level. Exterior lighting must meet National and local codes and must be approved by the Committee prior to installation. Light fixtures shall be equivalent to “Good Light Fixtures” as defined by the International Darksky Association. Side shielding should restrict sideways light to at least 20 degrees below the horizontal plane at the light fixture.

No nighttime lighting shall be allowed in open space areas unless safety standards require otherwise.

Sport Courts

Sport courts, such as tennis, basketball, racquetball, etc., must be located so that they will not infringe upon view corridors of homes within The Promontory. Courts should be naturally screened from adjacent homesites.

A plot plan showing the sport court location shall be provided for the Committee showing any and all proposed grading and screening. Design and color of fencing materials should blend naturally into the surrounding area and plant materials should be added where necessary to soften the visual impact. Surface colors should be restricted to colors that are not highly reflective. Night lighting of sport courts is permitted if the light does not intrude onto adjacent property and is oriented downward. Light fixtures shall be equivalent to “Good Light Fixtures” as defined by the International Darksky Association. Side shielding should restrict sideways light to at least 20 degrees below the horizontal plane at the light fixture.

Pools, Therapy Pools, Spas

The location of swimming pools, therapy pools and spas (including hot tubs) should address the relationships between indoor and outdoor features, setbacks, wind, sun, and the site’s terrain.

The size, shape and siting of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man made elements. Pools and equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail. Pool decks at or within two feet of grade may encroach into rear yard setback areas, but not closer than 10’ to any property line. No encroachment of pool or deck is permitted into open space conservation easement without a variance from the Committee.

Decks

The underneath portion of cantilevered decks, which hang one story or less over the natural slope, must be enclosed. Combustible materials may not be stored under the deck. The purpose of enclosing decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck. This condition does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco, etc. The design of decks is subject to review and approval by the Committee.

Water Fixtures

Water efficient housing features, such as low-volume and low-flow plumbing fixtures, shall be installed to reduce water consumption.

Ancillary Structures

The Promontory Architectural Design Guidelines apply to all structures constructed on the homesites. This includes ancillary structures such as gazebos, storage sheds, detached garages, guest houses, pool houses, garbage enclosures, etc. Homesite owners will not be allowed to construct any ancillary structures until full architectural review of the plans and specifications are complete. All detailed construction plans applicable to the construction of a home will be needed for any ancillary structure including a site plan, elevations, material selections, colors, etc.

The design of all ancillary structures must be compatible with the architecture of the home. Materials and color selections should utilize the same elements used on the home.

Solar Energy

Solar collectors must be aesthetically integrated into the design forms when exposed to view, and they must be hidden from view whenever possible. Solar collector panels should be carefully designed to relate to the architectural mass to which they are attached. Panels should be racked at the same pitch as the roof and detailed to be as unobtrusive as possible. The Committee will discourage or reject any collector of any size, shape or color that is insensitively designed or located. Solar collectors should be the same color as the roof, or underlying architectural element.

Pursuant to the CC&R's, installation of solar energy equipment requires prior written approval by the Committee. Approval will be based to a great extent on the homeowner's ability to design an installation which minimizes the aesthetic impact of the installation, and which results in the least visibility to streets, open space, common area, and adjacent homes.

Solar energy equipment includes all panels, collectors, piping, attachments, bracing, flashing, mechanical hardware, supporting structure and all related elements.

It is the intention of the Committee to encourage trellis type installations. In general, this type of installation utilizes a patio trellis or other similar trellis. Mounted on such trellis is either PVC type piping, running parallel across the main cross beams (replacing the shading members that typically would be mounted on such a trellis) or, solar panels of various types, typically mounted at a slight pitch to accommodate

drainage. The supporting trellis should be of high quality construction and erected so as to maintain as low a profile as practical. Design and location of feeder and return piping should reflect attempt to minimize visibility from adjacent property. If panels (rather than piping) are utilized, the slope of the panels should be as slight as possible, again to minimize visibility from adjacent properties. Attachments, bracing, and other hardware should be designed and located to mitigate (to the extent possible) the undesirable appearance of such elements. Location of trees in common area and other adjacent property should be considered prior to design and location of the structure.

Roof mounted solar collectors are to be mounted in the same plane as the roof slope. Feeder and return piping should, to the extent possible, penetrate the roof and be contained within the structure or be concealed by eaves or other structures, rather than being mounted on the exterior surface of the roof or dwelling. Installation should be accomplished with as low a profile as functionally practical; a maximum projection of 7 inches above the roofing materials should be maintained. All equipment should be dark in color. Aluminum trim should be anodized bronze or a similar color or a color otherwise approved by the Committee. Feeder and return piping located on any wall surface should be concealed to the extent possible and otherwise painted to blend as closely as possible to the color of the adjacent wall surface. Solar panels/piping should be constructed of rigid material to avoid the undesirable appearance presented by components of flexible construction. Roof vents must be moved if reasonably possible to avoid unnecessary spacing of panels. Panel installations which leave gaps between the panels must be accompanied by trim strips between the panels to make them look continuous.

Other systems which provide a low profile (such as below the fence height) are also encouraged by the Association and will be evaluated on a case by case basis in accordance with guidelines similar (where relevant) to those above.

As provided in Article 9 of the CC&R's, the applicant must submit professionally drawn construction details which apply to the specific installation. They must be drawn to scale and must clearly show all relevant elevations of the installation, assembly, the attachment to the roof, trellis or other structure, and the proposed location on the lot or building. Roof vents which cannot be moved and which break up the installation should be indicated on the schematic submitted and an explanation provided of why they cannot be moved. If an installation is to be located on the roof of a home which is already built, photographs of the house, the roof upon which the system is to be located and of the two adjacent elevations must be submitted. A manufacturer's brochure (or other material) showing the appearance of a typical installation should be submitted with the type panel (the manufacturer) indicated. The location of feeder and return lines should be depicted on an elevation of the relevant wall surface, with an indication of the color such piping is to be painted.

EPA Certified Wood Stoves

Only EPA certified wood stoves and fireplaces shall be installed in homes. Standard masonry fireplaces, uncertifiable by the EPA, shall not be constructed. EPA certified wood stoves and fireplace inserts have a 70 to 90 percent lower particulate emission rate than conventional stoves and fireplaces.

V

General Rules for all Promontory Contractors & Service Personnel

It is the responsibility of the homesite owner to present their builder, contractor or subcontractor(s) with a copy of these rules and to make sure that they are understood and obeyed. The Committee and the Homeowners Association will enforce these rules and pursue any necessary remedies to the full extent of the law.

1. All contractor personnel are required to enter and leave through the designated construction gate. The location of the construction gate will be designated by the developer.
2. The construction gate will be open during normal construction hours as designated by the developer. If it is necessary to move special equipment or have deliveries on Sunday, or when the construction gate is closed, it will be opened by special request.
3. Contractors are required to keep their job sites neat and clean. Trash and discarded materials shall be removed routinely. All trash stockpiled for removal shall be located in the least conspicuous location on the lot until removed. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by The Promontory and billed to the responsible contractor, subcontractor or homeowner.
4. Contractors will use only the utilities provided on the immediate site on which they are working.
5. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, etc., will be repaired by the responsible contractor.

6. The established speed limit within The Promontory is 25 miles per hour, unless otherwise posted, for construction vehicles, including light trucks and autos.
7. If spillage of a load occurs, operators are responsible for clean up. Clean up done by The Promontory personnel will be billed to the responsible party. Please report any spills as soon as possible.
8. If any lines are cut, i.e., telephone, cable television, electrical, water, etc., it is the contractor's responsibility to report the accident to security personnel and appropriate agency immediately.
9. Loud radios or noise loud enough to be heard on neighboring properties will not be allowed within the subdivision.
10. No vehicles, (trucks, vans, cars, etc.), may be left in the subdivision overnight. The parking of vehicles or erecting of storage sheds or construction offices will only be allowed in such locations designated by the Committee in writing. Driving of vehicles will only be allowed in designated access roads. Construction equipment may be left on the site while needed, but must not be kept on the street.
11. Contractor personnel will not be permitted to bring pets on property.
12. The contractor's attention is called to the fact that certain areas on the site exist as natural habitat and are to remain as such. Therefore, the following restrictions apply to all construction operations performed in these existing natural environments:
 - a. Designated trees, under-story and wildflowers are to remain untouched and unharmed.
 - b. No construction activities are to take place in these designated areas unless directed by the Committee.
 - c. All earth removed from excavations must be placed where designated on the grading plan.
 - d. The dumping of trash, changing of oil, lumber, concrete, mortar, etc., in these areas is strictly prohibited.
 - e. The storage of all construction materials will be in designated areas only, unless the contractor receives written permission from the Committee.

13. Construction will be limited to daytime hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday and Sunday. Construction is prohibited on Holidays.
14. Construction equipment such as compressors or generators shall be located as far as possible from adjacent homes. Power equipment and tools shall be muffled or shielded.

The Promontory Architectural Design Committee and the Design Guidelines are evidence of the developer's commitment to quality, environmental preservation and The Promontory homeowners. These guidelines shall serve to maintain consistent themes and standards throughout the development of the project. Future adherence to these standards is your assurance that The Promontory will reflect the natural grace and beauty of its surroundings originally envisioned by its developers.

Appendices



September 8, 2000

Mike McDougall
MJM Consulting
989 Governors Drive, Suite 101
El Dorado Hills, CA 95762

Dear Mr. McDougall:

The purpose of this letter is to provide general guidelines for the protection and preservation of established oak trees on construction projects. Most native oak trees have been growing undisturbed for their entire life. While young trees can usually adapt to moderate changes in their growing environment, mature oaks are not as vigorous and less tolerant of construction impacts. Mature trees are accustomed to a certain balance of moisture, air, soil temperature, and nutrients and some changes in these factors can potentially affect the overall health of the trees.

The following guidelines should be followed throughout the course of construction to ensure the health and longevity of the trees.

- **Protective Fencing:** High-visibility fencing should be established at the edge of the tree's dripline radius (measurement from trunk to the end of longest lateral limb). This will help discourage any unauthorized activities (i.e. parked vehicles, foot/equipment traffic, and material storage) within the tree protection zone, which is the area with the most critical portion of the root system.
- **Grade Changes:** Grade changes including cuts and fills should be avoided where possible. Because the majority of a tree's root system grows within the top three feet of soil, grade-cuts performed within or near the tree protection zone tend to damage and expose the roots. Exposed and damaged roots desiccate quickly and are susceptible to pathogens and decay-causing organisms. Any damaged roots should be properly pruned by a Certified Arborist. Exposed roots can be wrapped in moist burlap, or the surrounding soil kept moist, to help minimize tree stress.

Fill within the tree protection zone restricts the natural exchange of gases between roots, soil, and the atmosphere along with the movement of water and nutrients. Excessive moisture trapped by fill can also cause root and crown rot. In some cases, the installation of an aeration system may help lessen the effects of fill. Retaining walls should also be utilized where possible to help prevent fill from encroaching within the root zone.

- **Soil Compaction and Paving:** Soil compaction can physically crush roots and root hairs in addition to compressing the spaces between soil particles. The effects of soil compaction are similar to fill in that it impedes natural gas exchange and prevents water from soaking into the soil. If temporary access is needed through the protected root zone,

Page 2 of 2

a thick layer of mulch or plywood should be used to help absorb some of the weight from heavy equipment, etc., thereby decreasing compaction. These protective layers should only be temporary and removed following the planned construction activity. Paving, such as asphalt and concrete, creates an impervious surface and also prohibits the movement of gases and water to the roots. These surfaces should be routed outside the tree protection zones or alternate materials such as interlocking pavers or gravel should be used.

- **Trenching:** All trenching for underground utilities within the tree protection zone has the potential to sever a significant portion of the tree's root system. If it is absolutely necessary to install the utilities within the root zone, the trench should be dug by hand to avoid major roots, or utilities can be bored under the tree to minimize root loss.
- **Drainage:** If drainage patterns on the site have been altered, drainage should not allow water to accumulate within, or be diverted across, the tree protection zone of any oak tree. Saturated soils promote the proliferation of soil-borne diseases and can suffocate the tree.
- **Landscaping:** Only drought tolerant plants that require no summer watering should be planted beneath established oak trees. In place of plants, other types of ground covers can be used to landscape under oaks. These materials include boulders, cobbles, gravel, and wood chips. Because excessive water during the summer months can be detrimental to oak trees, no sprinkler or other irrigation systems should be placed within the root zone. Native oaks are well adapted to dry summer conditions and do not require routine summer irrigation.

If you have any questions or require additional information, please feel free to contact me.

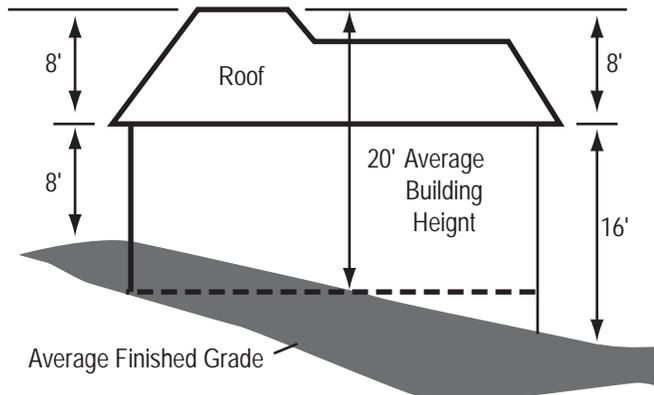
Sincerely,



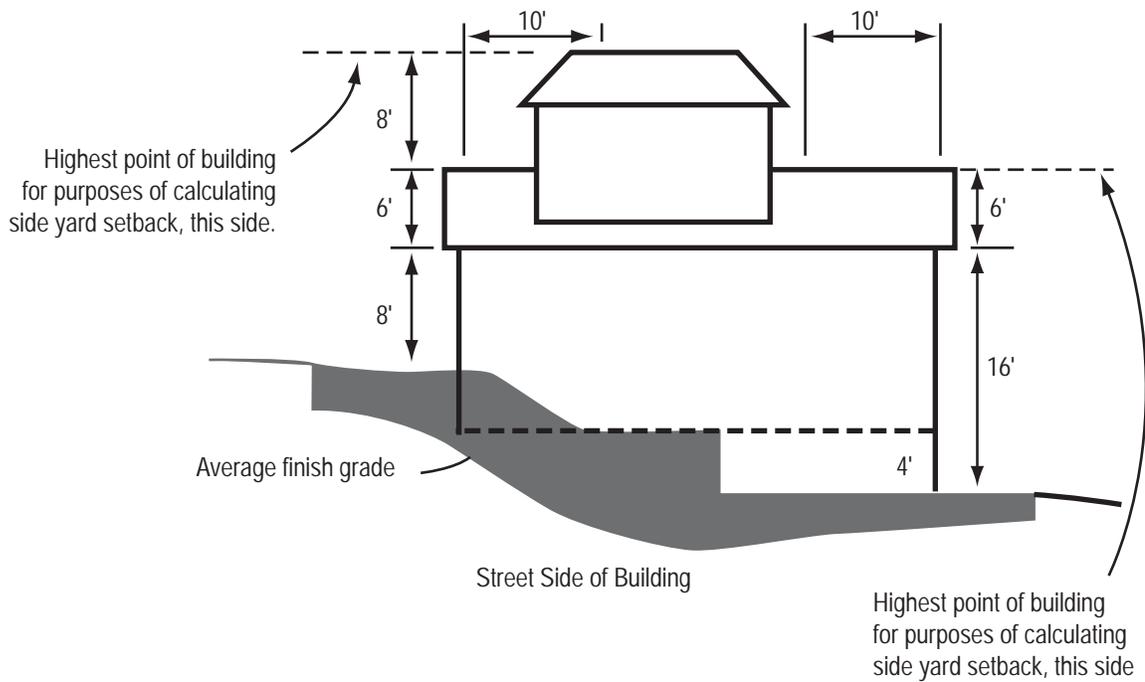
Michael J. Farmer
ISA Certified Arborist #WC-4244

ORDINANCE NO: 4236

Example: Building Height Calculation



Example: Building high point determination for purpose of side yard calculation



Note: This example also shows Average Finished Grade only as another example of calculating average building height, which in this example is 26 feet.

Design Review Approval Process

The following is a set of what are likely to be Frequently Asked Questions and their answers. It is set up in such a format in order to clear up any common asked and anticipated questions lot owners would have regarding the Design Review Approval Process of their homes in the Promontory.

1. *Who is the Architectural Review Committee?*

As is stated in section 9.2 of the CC&Rs, the initial design of improvements within the property and any subsequent alterations thereof shall be subject to prior review and approval by an Architectural Committee. The Architectural Review Committee (ARC) is a group of professionals, appointed by the landowner. The Committee is made up of three members who are familiar with County Standards and the Promontory Specific Plan requirements. The initial three members will be Mike McDougall, Tony Zogopoulos and Larry Ito. Working along with them will be a licensed engineer and architect. At all times at least two members of the Committee will have a professional degree or other background in design, land planning, architecture or some other field which is related to the functions to be performed by the Committee.

2. *Please explain the relationship between the CC&Rs, the Design Guidelines and the Architectural Review Committee.*

The Covenants, Conditions and Restrictions (CC&Rs) are the legal framework by which the Promontory is based. They authorize the Homeowners' Association (HOA) to enact fees, assess liens for non-compliance, accept easements and right-of-ways, and accept responsibility for the maintenance of streets, open space, etc. They are, in essence, a legal document that protects your home and ensures consistency in your neighborhood. The CC&Rs also authorize the HOA to create an Architectural Review Committee, whose task is to ensure each homesite is built reflecting the high standards of the project. The ARC therefore created the Design Guidelines in order to enforce the criteria which guides the architectural framework of the homeowners' homesites.

3. *What is the Design Review Process?*

The Design Review Process entails three steps: the Pre-Design Conference, Preliminary Design Submittal, and the Final Design Review. The Pre-Design Conference consists of a pre-submittal meeting where the ARC is informed of the homeowner's design concept; though this is not required, it is highly recommended. The Preliminary Design Review requires that the homeowner submit two sets of the preliminary plans, the application form and a review and processing fee and deposit of \$4,000. For the Final Design Review, the homeowner is to submit to the ARC two sets of all plans and details in regard to the home design and the application form. These three procedures are described in more detail on pages 7 and 8 of the Design Guidelines.

4. *How does the Review and Processing Fee work?*

A deposit fee of \$4,000 is to be paid at the Preliminary Design Submittal phase. It acts as a deposit to cover the Architectural Review Committee's expenses in not only reviewing the project or homesite plans, but also for expenses incurred due to inspection and damages. This fee acts more as a deposit than a fee because once final review approval is attained, the ARC will provide homeowners with an accounting of their services and any remaining balance of the initial \$4,000. Therefore, the Review and Processing Fee is incentive based because the better prepared the homeowner is and the faster everything is approved, the more deposit will be returned at the end.

If, for any reason, the house is not built or the lot is sold to another buyer, homeowners will be refunded the remaining amount of the Architectural Review Fee after all expenses of the Architectural Review Committee incurred to such point have been paid.

5. *How do you go about setting up a Pre-Design Conference?*

A Pre-Design Conference can be set up by contacting the Architectural Review Committee at: 989 Governor Dr., Suite 101, El Dorado Hills, CA 95762, or by phone at (916) 941 -1411. A meeting may be arranged within two weeks. It is strongly advised that the buyer provides the ARC with all exhibits and materials available so that the process can go more quickly and the ARC will be able to provide more useful comments.

6. *How long after submittal of the Pre-Design Package before the Architectural Review Committee will be able to meet?*

As stated in section 9.3.4 of the CC&Rs, the Committee will have one month from the date of delivery in which to notify the applicant in writing of its approval, disapproval, comments or requests for additional materials. It is the Committee's intent to provide useful comments back to the homeowners in order to speed up the process. Therefore, the more prepared and more material the homeowners present, the faster the Pre-Design Process will go, and in the end will be less expensive for the homeowner.

7. *Are there any other Architectural Review Committees the homeowners will need to receive approval from?*

No. The Promontory Architectural Review Committee retains sole control of the Pre-Design Process and Approval.

8. *How long does one have before the work needs to be completed?*

This issue is referred to in sections 9.12 and 9.14 of the CC&Rs. All construction, alteration or other work shall be performed as promptly and diligently as possible and shall be completed on or before 240 days after the date on which the work commenced. If need be, upon approval of the Architectural Review Committee, homeowners may be granted an extension for work completion.

9. *Can the Design Guidelines be altered?*

The Architectural Review Committee and the landowner have the ability to revise and update the Design Guidelines where appropriate.

10. Explain how the Lot Notebooks relate to the Design Guidelines.

The Lot Notebooks are the Architectural Review Committee's evaluation of the most appropriate building envelope for the particular lot, taking under consideration any opportunities and constraints specific to that lot. For example, where natural outcroppings and trees can be preserved, the developer will attempt to do so. The building envelopes consider adjoining home views and provide assurance that both the individual homeowner's and their neighbors' views will not be negatively impacted.

11. Can the Lot Notebooks be modified?

Yes, but only by the Architectural Review Committee. Modifications will be considered on a case-by-case basis, as long as the overall plan is not significantly altered.