



ONE FORD ROAD

ARCHITECTURAL GUIDELINES

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**One Ford Road Community Association
Architectural Guidelines**

TABLE OF CONTENTS

I. Introduction	1
II. Architectural Guidelines	2
A. Architecture	
1. Architectural Character	2
2. General Guidelines for Architecture	2
a. Maximum Heights	2
b. Minimum Setbacks	3
c. Exterior House Walls	3
d. Columns	3
e. Balconies	3
f. Exterior Stairs	3
g. Roofs	3
h. Skylights and Solar Equipment	4
i. Exterior Windows and Doors	4
j. Awnings	4
k. Garage Doors	4
l. Exterior Lighting	5
m. Communication Equipment	5
n. Flagpoles	5
o. Outdoor Storage	6
p. Accessory Structures	6
q. Color Changes	6
r. Sport Courts	6
s. Balboa Easement Area	6
B. Landscape	
1. Landscape Character	7
2. General Guidelines for Landscaping	7
a. Landscaping in yards visible to streets	7
Paved Areas	7
Trees	7
Pre-approved trees types	8
Shrubs, groundcover, and turf	9
Pre-approved shrub types	9
Pre-approved vine/espalier types	10
Pre-approved groundcover	11
Plant types	11
Thematic Landscape features	12
Fountains and Sculptures	12
b. Landscaping in yards not visible to streets	13
c. Garden Walls, Planters and Pilasters	13
d. Fences	14
e. Patio Covers & Gazebos	14

**One Ford Road Community Association
Architectural Guidelines**

- f. Spas15
- g. Drainage16

- III. Review and Approval Process16**
 - A. General Rules16
 - B. Process/Submittal Requirements 18
 - C. Conditions of Approval21

**One Ford Road Community Association
Architectural Guidelines**

INTRODUCTION

A. One Ford Road Community Association Responsibilities

One of the responsibilities of the One Ford Road Community Association is the control of the physical character of One Ford Road to enhance the desirability and attractiveness of the area. The Community Association is charged with the administration and enforcement of architectural control within One Ford Road by the authority given to it in the Declaration of Covenants, Conditions and Restrictions and Grant of Easements (CC&Rs) of the One Ford Road Community Association. The CC&Rs provide for an architectural and landscaping committee ('Architectural Committee') with the authority to review and approve all drawings submitted to it for all proposed improvements (as described by Section 7.2 in the CC&Rs) within One Ford Road.

The CC&Rs also give the authority to establish additional 'Architectural Guidelines' to be administered by the aforementioned Architectural Committee. The CC&Rs provide the authority to establish procedural rules and to assess reasonable fees appropriate to the type and nature of the proposed improvement for which drawings have been submitted. The Architectural Guidelines are not intended to limit or modify the CC&Rs.

B. Purpose of Architectural Guidelines

The purpose of these Architectural Guidelines is to continue the physical character as established by the initial development of One Ford Road. The intent is to give design criteria to residential property owners for construction of subsequent improvements after the completion of original construction.

The Architectural Guidelines are written to preserve a high quality of appearance, to assure compatibility between improvements, and to protect and enhance One Ford Road's overall value. They are intended to be used by property owners and consultants in preparing drawings for architectural, landscape, and other improvements; and by the Committee in reviewing these drawings for conformance with the stated objectives. The Committee reviews proposed improvements for aesthetic purposes only. It is the property owner's responsibility to comply with all applicable federal, state, and local building codes; and to assure construction quality.

ARCHITECTURAL GUIDELINES

A. ARCHITECTURE

1. Architectural Character

The architectural character of the community is established by the initial development, consisting of homes with a variety of traditional architectural styles that include French Normandy, Nantucket, Italian Villa, Santa Barbara, and Country Estate. Subsequent architectural improvements must be compatible with the overall design concept for One Ford Road and consistent with the original architectural design of the home.

Below are general guidelines for building materials, colors, and forms which are expressive of the community's architectural character; and which will be used by the Committee in reviewing drawings for compatibility with the original design.

Compliance with the Architectural Guidelines shall not be in lieu of Committee approval. Compliance with the Architectural Guidelines shall be determined by the Committee as part of the approval process.

2. General Guidelines for Architecture

a. Maximum Heights

Any improvements shall not extend above the upper roofline of the house as originally constructed by the builder (excluding the chimney). A single story house is allowed to have a second story room addition constructed (subject to approval by the Committee) provided such second story does not exceed the height of an imaginary (String line) connecting the upper roof line of the houses constructed on both sides of such single house (excluding the chimney). The maximum building heights of all improvements shall also be consistent with City regulations.

No current or future views from any lot, residence or any portion of the community are guaranteed and the Committee is not required to take the impact on any view into consideration in connection with the approval of any improvement.

A patio cover – define as a structure detached or attached to a house, with an open wood or metal roof in a horizontal plane – shall be a maximum of ten (10) feet from the original finish grade to the top of the highest point on the patio cover. A gazebo – defined as a free-standing structure, not attached to the house – shall be a maximum of twelve (12) feet from the original grade to the top of the highest point of the gazebo. A sun deck – defined as a roofless, outdoor terrace at the second-story floor level – shall not exceed the maximum building heights per City requirements. Standard trellises – defined as vertical framework to support planting – shall not exceed the height of the perimeter walls. Custom designed trellises are subject to Committee review and may exceed the height of perimeter walls if softened with vines.

One Ford Road Community Association Architectural Guidelines

Accessory structures – defined as enclosed structures detached from the house – shall have a maximum height limit of sixteen (16) feet if single story with a five (5) foot setback from property line. Two story accessory structures shall have a maximum height not to exceed the existing second story roof line with a ten (10) foot setback from property line.

b. Minimum Setbacks

The minimum building setbacks and maximum site area coverage of all new construction shall be consistent with the Design Guidelines and City regulations. No room additions are permitted on ‘Balboa’ homes.

c. Exterior House Walls

The material, color, and texture of new exterior walls shall be compatible with the existing house walls. Any new fascia must match any existing fascia. Enhanced wall finishes (such as wood siding, shingles, brick, and stone) must be designed to wrap corners, to appear to be integral to the house design, rather than as applied decoration.

New building features (such as planters, pot shelves, and solariums) must be compatible with the color and design of the existing home. The color of new downspouts must match the wall color, or if contrasting colors are proposed, they must be compatible with the existing colors.

Blank two-story high walls should not face open space, common areas or streets.

d. Columns

New columns should be integral with the house design, with a substantial scale (e.g. stout columns and deep recesses). Exposed pipe columns are not permitted.

e. Balconies

The location, material, and color of new exterior balconies shall be compatible with the existing house. Balcony railings must be designed to match any existing railing on the house and obscure stored items, such as by using a combination of metal railings and solid stucco walls; or by using wide wood pickets. Horizontal pipe railing is not permitted.

f. Exterior Stairs

The location, material, and color of new exterior stairs shall be compatible with the existing house. Stair supports must be designed as integral parts of the house. Exposed pipe columns are not permitted. Prefabricated metal stairs are not permitted. Custom designed spiral stairs may be permitted if they are compatible with the house architecture and are screened from view with landscaping.

g. Roofs

The slope, material, color, and texture of any new roof shall be identical to the existing roof. Mansard and flat roofs are not permitted. New roof features (such as skylights, chimneys, or solar equipment) must be compatible with the design of the existing house. Roof-mounted equipment must be reasonably screened from any street or common area.

One Ford Road Community Association Architectural Guidelines

The color of new roof flashing, diverters, vent stacks, and similar features must match the existing roof color. The color of new gutters must match the existing fascia or existing roof color, or be compatible.

h. Skylights and Solar Equipment

Skylights and solar equipment must be designed to be integral parts of the roof. Their form, location, and color must be compatible with the existing roof. Profiles must be minimized. All supports and piping for solar collectors must be enclosed and screened from view. The color of skylights and solar collector frames must be compatible with the roof color. Silver aluminum frames are not permitted. Nothing herein is intended to be inconsistent with Section 2.21 of the CC&Rs.

i. Exterior Windows and Doors

The size, location, material, and color of new exterior windows and doors shall be compatible with the exterior windows and doors of the existing house. Recessed window and door openings are encouraged. New accent windows and doors (such as greenhouse windows or French doors) must be compatible with the color and design of the existing house.

Changes to existing windows and doors (such as glass tinting and decorative front doors) must be compatible with the color and design of the existing house. Post-modern features, such as large areas of glass block, are not permitted. Reflective glass is not permitted.

j. Awnings

Awnings must be compatible with the One Ford Road Community and the color and design of the existing house. They must be simple in design and color. The size, location, and form must be in scale with the window. Corrugated metal awnings are not permitted.

Temporary sun shades attached to the vertical face of the house, patio cover, or gazebo (such as rolls of bamboo, fiberglass, or reed) are not permitted.

Awnings are intended to complement the house and should not be a dominant feature. Awnings are permitted on windows in rear and side yards that are not visible from the street. Awning proposals for front elevations will be considered relative to the compatibility with the original architecture, color, scale and design. Some elevation styles within One Ford Road and some windows (such as large windows, recessed windows and/or windows designed as accent features themselves) are not suitable for awnings. All awning proposals are subject to review and approval by the Committee.

k. Garage Doors

Changes to existing garage doors (such as replacement of a single-panel garage door with a roll-up door) must be compatible with the design and color of the existing garage door.

Treatments that draw attention to the garage door (such as ornate decoration on or around the garage door) are not permitted. New garage doors shall be consistent with original design of the house. Only roll-up garage doors are permitted. Reflective and tinted glass is not permitted.

One Ford Road Community Association Architectural Guidelines

Features to soften the dominance of the garage door on the streetscene are encouraged (such as a horizontal trellis above the garage door, tree wells in the driveway, or espaliers).

l. Exterior Lighting

All exterior lighting in courtyards, side yards, and rear yards shall be indirect and shielded to prevent spillover onto adjacent lots.

New exterior light fixtures (such as decorative wall fixtures, lanterns on short columns, Malibu lights, uplights, and light posts) must be compatible with the design, material and color of the existing light fixtures on the front of the house. They must be simple in design and color.

Overly ornate light fixtures (such as Victorian globes) or commercial light fixtures (such as contemporary light bollards with glass block) that establish an independent theme that conflicts with the overall street-scene are not permitted. Exposed bulbs, spotlights and reflectors are not permitted.

All flood lights and other utilitarian light fixtures must be screened from the street and adjacent homes. Light fixtures operated by motion detectors are permitted if approved by the Committee and if the fixture design is compatible with the architecture.

m. Communication Equipment

All exterior radio antennae, television antennae, C. B. antennae, ham radio antennae, satellite dishes and other transmitting or receiving devices must be screened from any public or private street and from any common areas; and must be approved in writing by the Committee prior to installation. No video or television antennae or satellite dish having a diameter or diagonal measurement of more than 36 inches is permitted. Video or television antennae or satellite dishes having a diameter or diagonal measurement of 36 inches or less. Nothing here is intended to be inconsistent with Section 2.20 of the CC&Rs.

n. Flagpoles

Permanent flagpoles must be compatible with the color and scale of the house. The location, height, color, and material are subject to special review by the Architectural Committee regarding the impact on community appearance. Permanent flagpoles are not permitted in front yard areas. Brackets for flags attached to the house are permitted if the flags are compatible with the color and scale of the house. The location, height, color and material of flagpoles and brackets are subject to review by the Committee.

One decorative flag is permitted per lot. The flag may not exceed three (3) feet in width and (5) five feet in length. It must have no commercial content or disrespectful message; and must be maintained continually in good repair. The flagpole holding the decorative flag must be no longer than six (6) feet in length. The pole must be removed when a flag is not displayed.

One Ford Road Community Association Architectural Guidelines

o. Outdoor Storage

All items stored outside (such as garden hoses, yard equipment, dog houses, trash cans, recycling bins, and compost containers) must be completely screened from views of streets, common open space areas and adjacent homes. The top of a storage shed must be below the top of the perimeter walls.

p. Accessory Structures

Accessory structures must be compatible with the main residence and screened with landscaping from the street, common areas and/or surrounding properties.

Accessory structures that are enclosed with walls shall be designed to match the main residence. All materials, details, trim, color, window and door treatments and proportions, etc. must match the original architecture of the house.

Maximum heights for all accessory structures, including, but not limited to, cabanas, pool houses, guest houses, play houses, and solariums are subject to review and approval by the Committee.

The minimum setback to any enclosed structure is five (5) feet minimum from property line or perimeter wall, whichever is more restrictive. Accessory structures and other “roofed” features are subject to the City of Newport Beach setbacks and height restrictions.

q. Color Changes

Colors must be compatible with the overall architecture and original colors within One Ford Road. All exterior color changes including front door and garage door and repainting must be approved by the Committee.

r. Sport Courts

Sport courts located within rear yard areas must be setback a minimum of five (5) feet from the property line and screened with landscaping to minimize visibility from the street, adjacent lots, and adjacent common open space areas. No night lighted sport courts are permitted. The maximum height of any fencing around a sport court is six (6) feet.

All recreational accessories such as portable freestanding basketball backboards must be stored out of view from any street, adjacent lot or Association property when not in use.

s. Balboa Easement Areas

Improvements within the Easement Areas at ‘Balboa’ homes must not attach to any neighbor's residence and must not hinder or impede neighbor's access to maintain his residence. Owners are encouraged to coordinate plans with the neighbors to accommodate access requirements.

One Ford Road Community Association Architectural Guidelines

B. LANDSCAPE

1. Landscape Character

The landscape character of the community is established by the initial development. Subsequent landscape improvements must be compatible with the original design.

Below are general guidelines which are expressive of the community's landscape character, and which will be used by the Committee in reviewing plans and specifications for compatibility with the original design.

2. General Guidelines for Landscaping

a. Landscaping in yards visible to streets

The primary purpose of landscaping in private yards visible to streets (such as front yards and corner side yards) is to produce an attractive street appearance.

Paved Areas

All hardscape elements are subject to architectural review and approval. Consideration will be taken regarding materials and colors to match the main residence and landscape screening from surrounding properties.

Driveways and front yard walks may be replaced with upgraded paving materials. Permitted paving materials include concrete, brick, stone, and pavers, in colors compatible with existing house masonry accents. Decomposed granite is not allowed where visible from streets or common areas and is to be limited in private yards to small areas and pathways.

Paved areas should be minimized in yards visible to streets. Driveway expansions are not permitted, except for a maximum of 2-foot wide bands on each side or three and one half (3'6") foot band on one side only. A minimum three (3) foot wide planting area must remain along the back of the sidewalk. Except at 'Balboa' homes, walkways to front doors must not exceed a width of one-third of the frontage of the main portion of the front yard, exclusive of the driveway and the side yard on the narrow side of the driveway. The total amount of hardscape in the main portion of the front yard must not exceed thirty-three (33%) percent. Variances may be granted for front yards that are larger than average. At 'Balboa' homes, front porch hardscape is encouraged.

Trees

Trees installed by the original builder must remain, unless the removal or replacement of the tree is approved in writing by the Committee.

Trees and other plant, materials should be installed in such a manner as to reflect and compliment the proportions and scale of the house.

Fruit bearing trees are not allowed in any front yard area and require a five (5) foot minimum setback from perimeter walls in the rear yard unless of dwarf variety.

One Ford Road Community Association Architectural Guidelines

Pre-approved tree types for front and rear yard landscaping plans include:

Botanical Name	Common Name
<i>Acer palmatum</i>	Japanese Maple
<i>Araucaria excelsa</i>	Norfolk Island Pine
<i>Arbutus unedo</i>	Strawberry Tree
<i>Betula pendula</i>	European White Birch
<i>Brachychiton acerifolius</i>	Australian Flame Tree
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Citrus species</i>	Citrus
<i>Cupaniopsis anacardioides</i>	Carrot Wood
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Erythrina species</i>	Coral Tree
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Ilex altaclarensis 'Wilsonii'</i>	Wilson Holly
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria species</i>	No Common Name
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Laurus nobilis</i>	Sweet Bay
<i>Leptospermum laevigatum</i>	Australian Tea Tree
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Magnolia species</i>	Magnolia
<i>Metrosideros excelsus</i>	New Zealand Christmas Tree
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus elderica</i>	Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus roxburghii</i>	Chir Pine
<i>Pittosporum undulatum</i>	Victoria Box
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus cerasifera 'Krater Vesuvius'</i>	Flowering Plum
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakami</i>	Evergreen Pear
<i>Quercus agrifolia</i>	Coast Live Oak

**One Ford Road Community Association
Architectural Guidelines**

<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Tipuana tipu</i>	Tipu Tree
<i>Tristania laurina</i>	No Common Name
<i>Ulmus parvifolia</i>	Chinese Elm

Shrubs, groundcover, and turf

All planting areas visible to the street and/or common area must be covered with plant material. Ground cover and/or annual color shall be installed at a minimum of twelve (12) inches on center. Large areas of bare earth or rocks are not permitted. Shredded bark is an appropriate interim ground cover to assist in the control of weeds while plant material is maturing and spreading.

Shrubs should be planted at the base of the house wall, any garden wall eighteen (18) inches in height or greater, and any fence visible to the street.

At corner lots, groundcover and shrubs or vines must be planted in side yard areas between the street and the side yard fence that are not maintained by the Association in a Side Yard Maintenance Area.

Plant types should be selected that respect soil conditions and water use, and that contribute to the overall appearance of the community. Individual yards have unique characteristics, such as the amount of sunlight they receive, therefore professional advice should be followed when selecting plants.

Pre-approved shrub types include:

Botanical Name	Common Name
<i>Abelia grandiflora</i>	Glossy Abelia
<i>Agapanthus africanus</i>	Lily-of-the-Nile
<i>Azalea species</i>	Azalea
<i>Begonia 'Richmondensis'</i>	No Common Name
<i>Bergenia species</i>	Bergenia
<i>Buxus microphylla japonica 'Green Beauty'</i>	Japanese Boxwood
<i>Calliandra haematocephala</i>	Pink Powder Puff
<i>Camellia japonica</i>	Camellia
<i>Camellia sasanqua</i>	Camellia
<i>Carissa macracarpa 'Tuttle'</i>	Natal Plum
<i>Coleonema putchrum</i>	Pink Breath of Heaven
<i>Cotoneaster species</i>	Cotoneaster
<i>Cuphea hyssopifolia</i>	False Heather
<i>Dicksonia antarctica</i>	Tasmanian Tree Fern
<i>Eriobotrya deflexa 'Coppertone'</i>	Bronze Loquat
<i>Fatsia japonica</i>	Japanese Aralia
<i>Fern species</i>	Fern
<i>Gardenia jasminoides</i>	Gardenia

**One Ford Road Community Association
Architectural Guidelines**

<i>Grevillea species</i>	Grevillea
<i>Grewia occidentalis</i>	Lavender Starflower
<i>Hebe species</i>	No Common Name
<i>Hemerocallis hybrids</i>	Daylily
<i>Heuchera 'Santa Ana Cardinal'</i>	Coral Bells
<i>Hydrangea macrophylla</i>	Big Leaf Hydrangea
<i>Ilex species</i>	Holly
<i>Impatiens wallerana</i>	Busy Lizzie
<i>Juniperus chinensis 'Spartan'</i>	No Common Name
<i>Juniperus species</i>	Juniper
<i>Lavandula species</i>	Lavender
<i>Leptospermum scoparium</i>	New Zealand Tea Tree
<i>Ligustrum japonicum 'Texanum'</i>	Texas Privet
<i>Liriope 'Gigantea'</i>	No Common Name
<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle
<i>Nandina species</i>	Heavenly Bamboo
<i>Nephrolepis cordifolia</i>	Southern Sword Fern
<i>Pelargonium peltatum</i>	Ivy Geranium
<i>Photinia fraseri</i>	No Common Name
<i>Pittosporum species</i>	Pittosporum
<i>Phormium tenax</i>	New Zealand Flax
<i>Podocarpus henkelii</i>	Long-Leafed Yellow-Wood
<i>Prunus camliniana</i>	Carolina Laurel Cherry
<i>Pyracantha species</i>	Firethorn
<i>Raphiolepis indica</i>	India Hawthorn
<i>Rosa species</i>	Rose
<i>Rosmarianus officinalis</i>	Rosemary
<i>Strelitzia nicolai</i>	Giant Bird of Paradise
<i>Strelitzia Reginae</i>	Bird of Paradise
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Verbena species</i>	No Common Name
<i>Viburnum species</i>	No Common Name
<i>Xylosma congestum</i>	No Common Name
<i>Zantedeschia aethiopica</i>	Common Calla

Pre-approved vine/espalier types include:

<i>Bignonia capreolata</i>	Cross Vine
<i>Camellia japonica</i>	Camellia
<i>Camellia sasanqua</i>	Camellia
<i>Clematis species</i>	Clematis
<i>Clytostoma callistegiodes</i>	Violet Trumpet Vine
<i>Distictis buccinatora</i>	Blood Red Trumpet Vine
<i>Distictis 'Rivers'</i>	Royal Trumpet Vine
<i>Grewia occidentalis</i>	Lavender Starflower
<i>Hibbertia scandens</i>	Guinea Gold Vine
<i>Ipomoea tricolor</i>	Morning Glory

**One Ford Road Community Association
Architectural Guidelines**

<i>Jasminum polyanthum</i>	No Common Name
<i>Parthenocissus Tricuspidata</i>	Boston Ivy
<i>Petrea volubilis</i>	Queen's Wreath
<i>Photinia fraseri</i>	No Common Name
<i>Pyrus kawakami</i>	Evergreen Pear
<i>Rosa Floribunda species</i>	Climbing Rose
<i>Stephanotis floribunda</i>	Madagascar Jasmine
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Wisteria sinensis</i>	Chinese Wisteria

Pre-approved groundcover types include:

Botanical Name	Common Name
<i>Bergenia cordifolia</i>	Heartleaf Bergenia
<i>Bergenia crassifolia</i>	Winter-Blooming Bergenia
<i>Campanula poscharskyana</i>	Serbian Bellflower
<i>Fragaria chiloensis</i>	Wild Strawberry
<i>Gazania species</i>	No Common Name
<i>Geranium peltatum 'Balcan Series'</i>	Ivy Geranium
<i>Hedera helix species</i>	English Ivy
<i>Heuchera 'Santa Ana Cardinal'</i>	Coral Bells
<i>Impatiens wallerana</i>	Busy Lizzie
<i>Lysimachia nummularia</i>	Moneywort
<i>Ophiopogon japonicus</i>	Mondo Grass
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Vinca minor</i>	Dwarf Periwinkle

Plant Types – Not Permitted

The following plant types are not permitted:

Botanical Name	Common Name
<i>Agave species</i>	Agave
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alocasia macorrhiza</i>	Giant Elephant's Ear
<i>Aloe species</i>	Aloe
<i>Alpinia Species</i>	Ginger
<i>Anthurium andraeanum</i>	Flamingo lily
<i>Archontophoenix cunninghamiana</i>	King Palm
<i>Arecastrum romanzoffianum</i>	Queen Palm
<i>Aralia papyrifera</i>	Rice Paper Plant
<i>Arundo donax</i>	Giant Reed
<i>Aucuba japonica species</i>	No Common name
<i>Broussonetia papyrifera</i>	Paper Mulberry

One Ford Road Community Association Architectural Guidelines

<i>Cactaceae species</i>	Cactus
<i>Carpobrotus species</i>	Iceplant
<i>Chamaerops</i>	Mediterranean Fan
<i>Codiaeum variegatum</i>	Croton
<i>Cortaderia selloana</i>	Pampas Grass
<i>Cyperus alternifolius</i>	Umbrella Plant
<i>Cytisus scoparius</i>	Scotch Broom
<i>Datura suaveolens</i>	Angel's Trumpet
<i>Dracaena species</i>	Dragon Tree, Corn Plant
<i>Drosanthemum species</i>	No Common Name
<i>Echium fastuosum</i>	Pride of Madeira
<i>Howea</i>	Kentia Palm
<i>Nicotiana glauca</i>	Tree Tobacco
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Philodendron species</i>	No Common Name
<i>Phoenix dactylifera</i>	Date Palm
<i>Populus nigra 'Italica'</i>	Lombardy Poplar
<i>Protea species</i>	No Common Name
<i>Ricinus communis</i>	Castor Bean
<i>Spartium junceum</i>	Spanish Broom
<i>Succulent species</i>	Succulent
<i>Tamarix species</i>	Tamarisk
<i>Washingtonia Species</i>	Fan Palm
<i>Yucca species</i>	No Common Name

Thematic landscape features

Thematic landscape features with overly-distinctive colors, forms, or materials that establish an independent theme and detract from the overall street scene (such as glass block, mirror balls, pink flamingos, Astroturf, rock gardens, gravel yards, cactus, railroad ties, and split rail fencing) are not permitted in private yards visible to streets or common areas.

Boulders shall be limited to twelve (12) inches in height above ground level and shall be softened with plant materials. The use of boulders as landscape features shall be minimized in yards visible to streets.

Fountains and Sculptures

Fountains and sculptures shall be consistent with the overall design theme for One Ford Road. Any that establish an independent design theme are not allowed.

Fountains should be considered as an accent feature to the main residence. Where they are visible from the street and/or common area, their size and scale should be consistent

One Ford Road Community Association Architectural Guidelines

with other hardscape elements.

The subject matter of statuary and sculpture elements associated with fountains shall be appropriate for their residential context. Elements which could reasonably be considered to be offensive are not permitted. Such subject matter generally includes but is not limited to religious forms, symbols or objects, political subjects or satirical item, nude forms, gnomes, human and animal figures, freeform and other types of sculpture and statues that contain written material, verses and advertisements. These elements are not permitted in areas that are visible from the street and/or common areas.

The color of fountains should compliment the primary residential structure. Bright colors and reflective surfaces are not permitted.

Fountains shall be setback a minimum of five (5) feet from the back of sidewalk and shall be softened with plant material. They are more appropriately located close to the primary residence. They are not permitted to be placed in a location where they detract from the overall appearance of the street.

The maximum height of fountains in front yard areas is thirty six (36) inches. Fountains and sculptures in rear and side yard areas shall not exceed the height of perimeter walls. Fountains must be free-standing and not attached to any perimeter wall.

b. Landscaping in yards not visible to streets

Except for patio covers and gazebos, the top of all landscape features (such as garden walls, fences, statues, sculptures, waterfalls, and fountains) must be below the height of the perimeter wall and properly screened from surrounding streets, common open space areas, and adjacent homes.

Play equipment may be permitted to exceed the height of the perimeter wall, if it can be adequately screened with landscaping.

c. Garden Walls, Planters and Pilasters

In yards visible to the street, the material, color, and texture of new garden walls and planters must be compatible with the walls of the existing house.

Garden walls and planters of uncovered concrete block are not permitted.

The maximum height of planters is twenty-four (24) inches unless approved by the Committee prior to construction. Walls proposed between the sidewalk and the front of the house shall not exceed thirty (30) inches in height. The maximum height of pilasters in this area is thirty-six (36) inches. Walls and pilasters shall be setback a minimum of three (3) feet from the front property line or sidewalk. Note that the maximum height of walls in certain portions of corner lots may be more restrictive per City regulations. Side yard wall extensions to the front property line must be graduated or stepped down.

Vines and hedges are encouraged on all garden walls to soften their appearance.

One Ford Road Community Association Architectural Guidelines

Soil shall not be retained against any existing wall or fence unless a subwall is provided between the raised planter area and the wall or fence.

d. Fences

All replacement fencing must be the same as the original fencing installed by the developer. Any new fencing must be consistent with existing fencing. Vines and hedges are encouraged on all fences to soften their appearance.

At 'Balboa' homes, special attention must be given to ensure that front yard fencing is compatible with the architecture and mimics that found on the elevation of the house. Full fencing of the front yard property lines is encouraged.

The fence treatment along the alley side of 'Balboa' homes provides a unifying element within the community that ties the architecture with the landscape treatment. The color, material, style and location of the fences shall not be modified, altered or removed without prior approval by the Committee.

The maximum height of wrought iron or wood picket fencing in the front yard, is forty-two (42) inches. The maximum height of pilasters with this type of fencing is forty-eight (48) inches. Fencing and pilasters shall be setback a minimum of three (3) feet from the property line or sidewalk. Note that the maximum height of fences in certain portions of corner lots is 2 feet per City regulations. Side yard fence extensions to the front property line must be graduated or stepped down.

The preferred metal or wrought iron fence design should have a horizontal top rail and vertical posts without heavy decoration.

All wood fences visible to streets must be painted. Decorative wood fences (such as picket fences) are permitted if compatible with the architecture and if approved in writing by the Committee.

Fences of chain link, poultry wire, woven wire, aluminum, sheet metal, plastic, glass block, fiberglass, reeds, straw, bamboo, rope, and other similar temporary or commercial materials are not permitted.

e. Patio Covers and Gazebos

All patio covers, gazebos, sundecks, and trellises shall comply with the requirements of the City of Newport Beach and be consistent with the Guidelines.

Location

Patio covers and gazebos shall be located a minimum of three (3) feet clear from existing perimeter walls or fences.

Size

The square footage of patio covers will be reviewed in relation with the square footage of the yard. The intent is to retain an attractive community appearance with a balance of buildings and open space.

One Ford Road Community Association Architectural Guidelines

Height

Unless otherwise restricted by City regulations, patio covers shall be a maximum of ten (10) feet high from the original pad grade to the highest point; and twelve (12) feet from the original pad grade to the highest point for gazebos with a hipped roof.

Design

The appearance of patio covers and gazebos must be consistent with the appearance of the house.

The color must match the house trim or the wall color; or must be approved by the Committee.

Patio covers attached to the house must have horizontal roofs or sloping roofs with a pitch to match the roof pitch on the house.

All patio cover and gazebo roofs must be a minimum of 50% open lattice design. Wood (or material which simulates the appearance of wood) is required for patio covers and gazebos. Decorative features such as lattice may be incorporated into the design of the patio cover or gazebo, but the features must be consistent with the character of One Ford Road. Elaborate ornamentation is not permitted. Professionally designed metal trellises, gazebos, and patio covers are acceptable, if their design, material, and color are compatible with the house.

Roofs of asphalt shingles, gravel, plastic, fiberglass, and corrugated metal are not permitted.

Columns may be stucco, masonry, or wood. (4x4 wood posts must have wood trim to appear wider and more substantial). Metal pipe columns are not permitted.

f. Spas

Spas and similar water features (swimming pools, reflecting pools, koi ponds, and fountains) are permitted in rear and side yards not visible from the street, subject to minimum setback requirements.

The spa or other similar water feature must not damage existing walls or fences or impede drainage of adjoining or adjacent lots.

All equipment shall be completely screened from the lot on which such equipment is constructed or installed.

Noise should be controlled to minimize the impact on neighbors and to comply with the City's noise regulations.

All solar collectors must be designed and located to be unobtrusive. Profiles must be minimized. Colors must be compatible with the house. All supports and piping must be enclosed or screened from view.

One Ford Road Community Association Architectural Guidelines

Construction of the spa must not disturb neighbors' yards or property owned and/or maintained by the Community Association. The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent. The use of property owned and/or maintained by the Community Association for construction access is not permitted, unless the applicant signs a waiver of damage, posts a construction deposit for repairs of damage to property owned and/or maintained by the Community Association, and receives written consent from the Community Association.

Walls or fences removed for construction access must be replaced with walls or fences identical to the original walls or fences; and building permits and inspection approval must be received from the City.

g. Drainage

Area drains must be installed in private yards for adequate drainage to permit the plants to survive and to minimize the ponding of water. All surface areas shall be sloped at a minimum of 1% or as required by the local grading ordinance whichever is greater. No drainage will be permitted onto common area slopes, landscaping or adjacent lots.

Additional area drains installed by homeowners are required to tie to existing drains, downspouts, and to curb cores at street.

Each lot was initially graded by the Developer in accordance with the requirements of the City of Newport Beach for the purpose of directing the flow and drainage of surface water. Area drains and grading as installed by the Developer must be maintained in private yards for adequate drainage until an alteration plan is approved by the Architectural Committee. No alteration to the grading or drainage system is permitted without Architectural Committee approval. Improper alteration of the grading or yard drain system may result in significant damage, including, but not limited to, damage to the foundation of the residential structure on the Lot or adjacent slopes or to the property of others. Improvement plans for private yards must include adequate drainage provisions designed by a qualified professional and approved by the City.

REVIEW AND APPROVAL PROCESS

A. General Rules

1. Construction of any improvement, including landscaping, may not begin until the Committee has approved drawings depicting the proposed improvement.
2. No later than ninety (90) days after conveyance of a Lot to an Owner, the Owner must submit detailed drawings, a completed "Property Improvement Form," and completed "Neighbor Awareness Form" to the Committee.
No plan reviews shall be conducted until escrow has closed.

The Committee has established a reasonable non-refundable architectural review fee and refundable deposit to review submittals. The fees may be amended periodically. Please

One Ford Road Community Association Architectural Guidelines

contact the Committee for the current fee schedule.

The drawings and forms should be sent to the “One Ford Road Architectural Committee” in care of the property management company:

**Keystone Pacific Property Management
16775 Von Karman, Suite 100
Irvine, CA 92606**

3. The Committee has sixty (60) days from the receipt of the submittal of a ‘complete’ (as determined by the Committee) submittal package, to approve or disapprove the submittal. Incomplete submittals will be disapproved. Disapproved plans shall be revised by the Owner and resubmitted to the Committee within seven (7) days after disapproval, until such plans are approved by the Committee. If the Committee fails to transmit its decision within sixty (60) days after receipt of a complete submittal package, then the submittal will be deemed approved per Section 7.8 of the CC&Rs.
4. Every Owner shall landscape the yard area within his or her Lot in accordance with the approved landscape plans and the terms and conditions of the CC&Rs within the later to occur of (i) one hundred eighty days (180) days of conveyance of the Lot Owner or (ii) sixty (60) days after Committee approval (unless such deadline is extended by the Committee).

Other construction must commence within one hundred eighty days (180) days after approval of the drawing by the Committee. Otherwise, the approval is void.

All other construction must be completed within one (1) year after the date of approval, unless otherwise specified in writing by the Committee.

5. When construction is completed, a “Notice of Completion” and photographs of the completed improvements must be sent to the Committee for its use in determining if the improvements were constructed according to the approved drawings; and for refunding the construction deposit.
6. The Committee may change the design review fee from time to time to reflect actual costs to review the documents.
7. A Neighbor Awareness Form is required to notify adjacent residents and property owners of pending construction. A submittal is not complete until the signed Neighbor Awareness Form is attached.
8. Construction must not disturb neighbors or their yards or property, or property owned and/or maintained by the Community Association or any other homeowners association in the community. The use of a neighbor’s yard for construction access is not permitted unless the neighbor has given written consent which must include a description of the access area. The use of property owned and/or maintained by the Community Association for construction access is not permitted, unless authorized by the Association and the applicant signs a waiver of damage and posts a construction deposit for repairs of damage

One Ford Road Community Association Architectural Guidelines

to property owned and/or maintained by the Community Association. Any authorization for construction access by the Community Association must be in writing and must include a specific description of the access area.

9. Approval of improvements by the Committee is for aesthetic purposes only. It is the applicant's responsibility to comply with all federal, state, and local ordinance and codes, and to assure quality of construction. Permits may be required by a public agency.
10. The Committee's approval of drawings refers to conformance with the CC&Rs and these Guidelines. By approving the drawings neither the Architectural Committee, any members thereof, the One Ford Road Community Association, the Members, the Board of Directors, designated representatives, agents, nor the developer assume liability or responsibility therefore, for the architectural or engineering design, or for any defect in any structure constructed from such drawings.

B. Process/Submittal Requirements

Step 1

Applicant reviews the Guidelines and prepares drawings depicting the proposed new improvements (See Exhibit D for sample).

Plan to include:

- Date
- Address, lot number, and tract number of house/property
- Signature of owner stating that he/she has read the Architectural Guidelines.
- Existing building and yard features, including the location, description, and height of all existing garden walls and planters; the location of all existing plants, with common and botanical names.

All notes must be in English.

- **Location** of the new improvements in the yard or on the building, with dimensions, grade changes, and notes, including the botanical and common names of plants, and the location of new area drains.
- **Appearance** of the improvements: elevation, cross-section, sketch or photo, with dimensions and notes, including heights, colors, building materials, and botanical names of plants. For major projects, preliminary design drawings should be submitted prior to preparation of construction documents.

The speed of Architectural Committee approval is based on the amount of information given on the drawings. Inadequate information will cause the Committee to deny the application. Professionally prepared plans are generally approved more quickly than homeowner drawn plans due to the legibility and completeness of the information.

One Ford Road Community Association Architectural Guidelines

Step 2

Applicant completes Property Improvement Form (Exhibit A).

Step 3

Applicant shows the drawings to neighbors and requests their signatures on the Neighbor Awareness Form (Exhibit B).

Step 4

After close of escrow, the Applicant submits the architectural review fee, the completed Property Improvement Form, the completed Neighbor Awareness Form, and three (3) sets of drawings to the "One Ford Road Architectural Committees in care of the property management company:

**Keystone Pacific Property Management
16775 Von Karman, Suite 100
Irvine, CA 92606**

No plan reviews shall be conducted until escrow has closed.

Step 5

Committee reviews the Property Improvement Form, the Neighbor Awareness Form, and the drawings for completeness and consistency with the Guidelines.

It approves or denies the submittal. Approval may be given with conditions.

If the approval is of preliminary design drawings, then the Applicant must prepare final construction documents, for review and approval by the Committee.

Step 6

Applicant reviews the Committee's comments and notifies the Committee if there are any questions.

Step 7

If the Committee has granted final approval and the Applicant understands the Committee's comments, then construction may begin.

Step 8

Construction must proceed consistent with the approved drawings. All deviations must be reviewed and approved by the Committee.

The Committee or its duly authorized representation may enter into any Residence, from time to time, as provided in the CC&Rs during the course of construction or installation of any Improvements for the purpose of inspecting such construction and/or installation.

The Committee may not enter into a Residence without obtaining the prior permission of the Owner or occupant of such Residence; provided, however, that such prior provisions shall not be unreasonably withheld by an Owner and shall be given for entry by the Architectural Committee during the daylight hours within forty-eight (48) hours of the request for entry.

One Ford Road Community Association Architectural Guidelines

If the Committee determines that such construction and/or installation is not being done in substantial compliance with the approved plans and specifications, it shall notify the Owner of the subject Residence of such noncompliance.

Step 9

Within thirty (30) days after completion of any construction or reconstruction or the alteration or refinishing of any Improvements, or upon the completion of any other work for which approved plans and specifications are required, the Owner shall give written notice of completion thereof to the Architectural Committee by submitting a Notice of Completion to the Architectural Committee (Exhibit C).

Step 10

Within thirty (30) days of receipt the Notice of Completion from an Owner, the Committee, or its duly authorized representative, shall have the right to enter into the subject Residence, as provide above, to inspect such Improvement to determine whether it was constructed, reconstructed, altered or refinished to substantial compliance with the approved plans and specifications.

If the Committee finds that such construction, reconstruction, alteration or refinishing was done in substantial compliance with the approved plans and specifications, it shall refund the construction deposit, if any, minus any costs to repair property owned and/or maintained by the One Ford Road Community Association.

If the Committee finds that such construction, reconstruction, alteration or refinishing was not done in substantial compliance with the approved plans and specifications, it shall notify the Owner in writing of such non-compliance within fifteen (15) days of actual inspection of the Residence, specifying particulars of non-compliance, and shall require the Owner to remedy such non-compliance.

If, upon expiration of thirty (30) days from the date of notification of noncompliance, the Owner shall have failed to remedy such non-compliance, the Committee shall notify the Owner in writing of such failure. After providing such Owner with a hearing, the Committee shall determine the nature of such non-compliance and the estimated cost of correcting or removing the same.

If the non-compliance remains after the Owner's hearing, the Committee shall require the Owner to remedy or remove the same within a period of not more than thirty (30) days from the date of the Committee ruling at the hearing.

If the Owner does not comply with the Committee ruling within such period or within any extension of such period as the Committee, in its discretion, may grant, the Committee, at its option, may either remove the non-complying improvement or remedy the non-compliance and the Owner shall reimburse the Committee for all expenses incurred in connection therewith upon demand. If such expenses are not promptly paid by the Owner to the Committee, the Committee may levy an enforcement assessment against such Owner for reimbursement and record a lien against the subject Lot which lien shall not become enforceable by a sale of the interest pursuant to Sections 2924, 2924 (b) or 2924 (c) of the California Civil Code.

One Ford Road Community Association Architectural Guidelines

If for any reason the Committee fails to notify the Owner of any non-compliance within sixty (60) days after receipt of said notice of completion from the Owner, the Improvements shall be deemed to be in accordance with said approved plans and specifications.

C. Conditions of Approval

The following shall be the conditions of any Committee approval. They shall be deemed incorporated by reference in all drawings or Committee's approvals.

The Applicant shall have the responsibility to ensure that these conditions of approval are enforced upon all persons or firms engaged by the Applicant to construct and/or install the improvements.

1. Front Yards and Visible Side Yards

Landscaping for any residential lot shall be installed in the front yard and any visible side or rear yard within one hundred eighty (180) days following the conveyance of the lot to the first owner thereof, or within sixty (60) days after Committee approval, whichever occurs later.

2. Signs

Only signs permitted in the CC&Rs shall be displayed on any house or in any yard. Signs identifying tradesman, contractors, or installers are not permitted.

3. Hours of Operation

Construction is only permitted between the following hours:

Monday through Friday	Between 7:00 a.m. and 5:00 p.m
Saturday	Between 8:00 a.m. and 4:00 p.m.
Sunday	No work permitted.
Federal holidays	No work permitted.

If current City regulations are more restrictive, they shall prevail.

4. Temporary Structures

Temporary structures are not permitted. Please refer to Section 2.8 of the CC&Rs.

5. Unsightly Items

Rubbish, debris, weeds, and unsightly material or objects shall not be stored or permitted to accumulate on streets, sidewalks, common areas, or on property owned and/or maintained by the One Ford Road Community Association.

Each week, all rubbish, debris, weeds, and unsightly material or objects shall be removed from the lot.

The property owner is financially responsible for any trash cleanup work the One Ford Road Community Association deems needed to comply with this restriction.

One Ford Road Community Association Architectural Guidelines

6. Building Material

Building material, including sand and bricks, shall not be stored on streets, sidewalks, common areas, or on property owned and/or maintained by the One Ford Road Community Association. All building material must be stored on the applicant's property.

The property owner is financially responsible for any cleanup and repair work the One Ford Road Community Association deems needed to comply with this restriction.

7. Construction Equipment

Trash bins cannot be placed on streets or other areas of the property that are exposed to the public for more than four (4) consecutive calendar days unless otherwise approved in writing by the Architectural Committee.

Prohibited Vehicles, including trucks, concrete mixers, trailers, compressors, and other similar types of construction equipment, are not allowed in any driveway or other exposed areas or any street except for the purposes of loading, unloading and making deliveries or emergency repairs, unless otherwise approved in writing by the Architectural Committee.

The property owner is financially responsible for any equipment removal and repairs the One Ford Road Community Association deems needed to comply with this restriction.

8. Drainage

Proper drainage is required. Unless adequate alternative provisions are made for drainage, the original drainage system on the applicant's property shall be left undisturbed. This includes gutters, downspouts, underground drains, and swales.

9. Workmanship

The quality of new improvements shall match the quality of existing improvements. The Committee may require the applicant to rebuild improvements which are of substandard workmanship. The property owner is financially responsible for any rework the One Ford Road Community Association deems needed to comply with this restriction.

10. Enforcement

Failure to obtain Committee approval for new improvements or changes to existing improvements constitutes a violation of the CC&Rs and may require the construction to be removed at the property owner's expense. Please refer to Section 7.12 (d) of the CC&Rs.

11. Violations

Property owners shall have the right and responsibility to notify the Committee in writing of any potential violation of the CC&Rs and the Guidelines.

12. Amendments

These guidelines (with the provisions set forth in the CC&Rs) form the criteria for evaluation of drawings submitted for review and approval by the Committee. These Guidelines may be amended or supplemented from time to time, as provided for in the CC&Rs.

One Ford Road Community Association Architectural Guidelines

13. Maintenance of Improvements

The repair and maintenance of any improvement shall be the responsibility of the installing property owner or subsequent property owners.

14. Conditions Not Covered

Any condition not covered in these Guidelines or the CC&Rs shall become a matter of discretionary judgment on the part of the Architectural Committee, acting in good faith on behalf of the best interest of the One Ford Road Community Association, as a whole. If there is any conflict between the provisions of these Guidelines and the CC&Rs, the provisions of the CC&Rs shall control

15. No Liability

Neither Declarant, the Association, the Committee, nor any officers, directors, employees, agents and/or members of any thereof shall be liable in damages or otherwise to anyone submitting plans or specifications to the Committee for approval, or to any Owner of Lots affected by the Restrictions or to any other person or entity for any loss, damage or injury arising out of or in any way connected with the performance of the Committee's duties hereunder, unless due to the willful misconduct or bad faith of the Committee or any individual member thereof (in which event only those persons actually guilty of misconduct and/or bad faith shall be liable).

16. Declarant Exemption

Notwithstanding anything herein to the contrary, Declarant is exempt from the Committee review requirements and shall not be required to comply with the provisions of these guidelines or with Article VII of the CC&Rs in its original development of the Property.