TEATRO HOMEOWNERS ASSOCATION
ARCHITECTURAL REVIEW CRITERIA AND GUIDELINES

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

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

Improvements that ***require*** prior architectural approval include the construction or alteration of the outside of your unit, including walls, patios (including patio covers), and fences (including those that separate units), landscaping, landscape structures, satellite installation, solar equipment, spas, utility lines, or any change that is visible from the outside of the unit.

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

ARCHITECTURAL APPLICATION BOARD REVIEW CRITERIA

1. Architectural applications must be submitted no less than 10 days prior to a Board Meeting. Call the office to get the date of next Board Meeting.
2. Applications must include the proposed change, contractor information and photos, brochures or drawings of the proposed change. This includes plans to scale that show:
    a. Location on improvement to home & property lines
    b. Complete dimension of changes proposed (sketches or similar completed photographs would be helpful)
    c. Description of materials and color scheme (height, width, length, size, color, material, etc.)
    d. Clearly marked plant types, sizes, and quantities
    e. The plans for obtaining county construction permits where applicable
    f. Expected beginning and completion date of project
3. Architectural applications require signatures from neighboring units.
4. Projects are to be completed within 180 days of approval, otherwise the application becomes void and approval must be obtained again.

5. Submit application and all other necessary documents to 360 Community Management via mail, email, or by bringing it directly to the office.

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

Applications will be reviewed at the next scheduled Board meeting, so long as the conditions above are met. We encourage the applicant to begin process well before the work is scheduled. Notification of the Board's decision will be mailed to the unit owner within 15 days of the meeting. If you prefer the decision letter be emailed to you, please specify this when submitting the application.

SPECIFIC ARCHITECTURAL GUIDELINES

Satellite Dish:

No dish with a diameter great than 1 meter may be installed without architectural approval.

Satellite dishes of 18 inches or less may be installed on or within a Homeowner's individual unit without approval by the Association; however, the Association prefers the following locations for such dishes:

- Side or rear of the home
- On the backside of the roof, so as to not be visible from the street or other portions of the Common Area
- Side or back yard

The Association may request a reasonable screen to protect, enhance, and maintain the values and attractiveness of the property.

Solar:

Solar panels require architectural approval. Solar panels should be mounted directly on the roof and be of color, size, and shape consistent with the roofline. Color should be unobtrusive. Solar panels are allowed within the plane on the roof only.

Trellises:

Trellises require architectural approval and must be permitted by the City of El Cajon (unless originally installed by DR Horton). They must also conform to the elevations listed in "Exhibit E".

Trellises cannot exceed a total of 151 square feet. No trellises may be installed within residential units 45, 46, 49, 50, 53, 54, 57, and 58, due to City setback limitations.

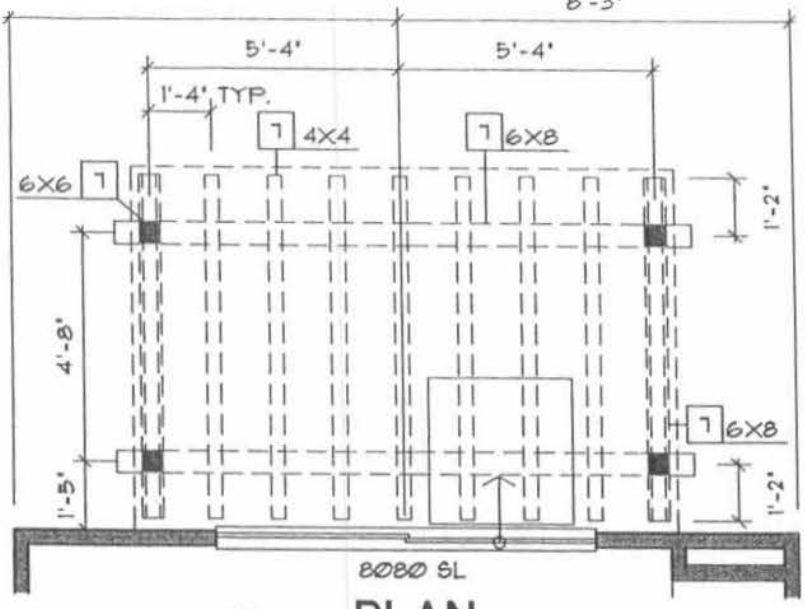
EXHIBIT E

TEATRO HOMEOWNERS ASSOCIATION

TRELLIS ELEVATIONS

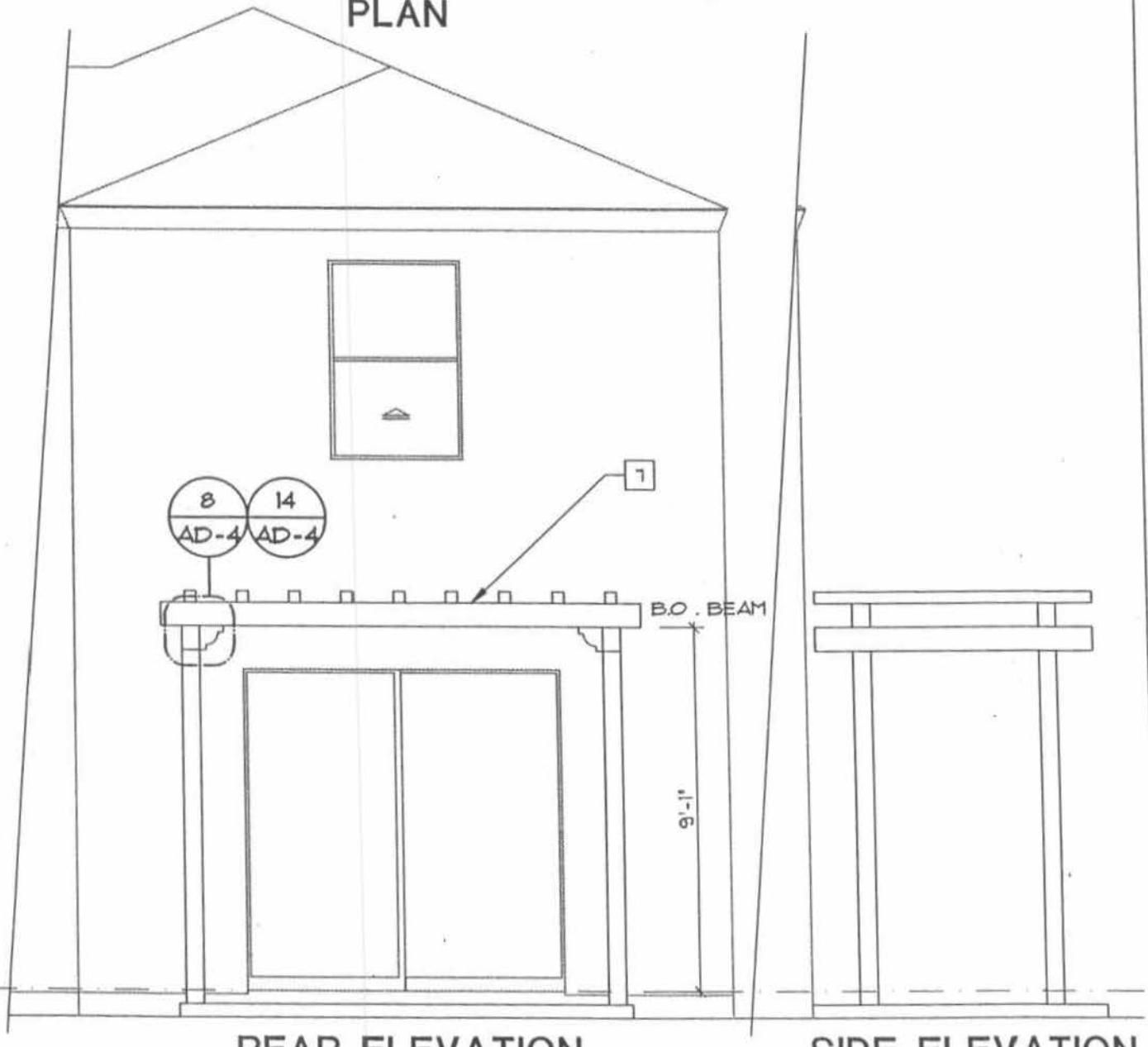
Trellises must be pre-approved and permitted by the City of El Cajon (unless orginally installed by DR Horton) and must conform to the Elevations listed in this exhibit (Exhibit E).

Trellises cannot exceed a total of 151 square feet. No trellises may be installed within residential units 45, 46, 49, 50, 53, 54, 57, and 58, due to City setback limitations.



PLAN

RESAWN WOOD:
POST/BRACKETS/BEAMS/
TRELLIS (PAINTED),
SIZE AS NOTED OR
PER PLAN/DETAIL.



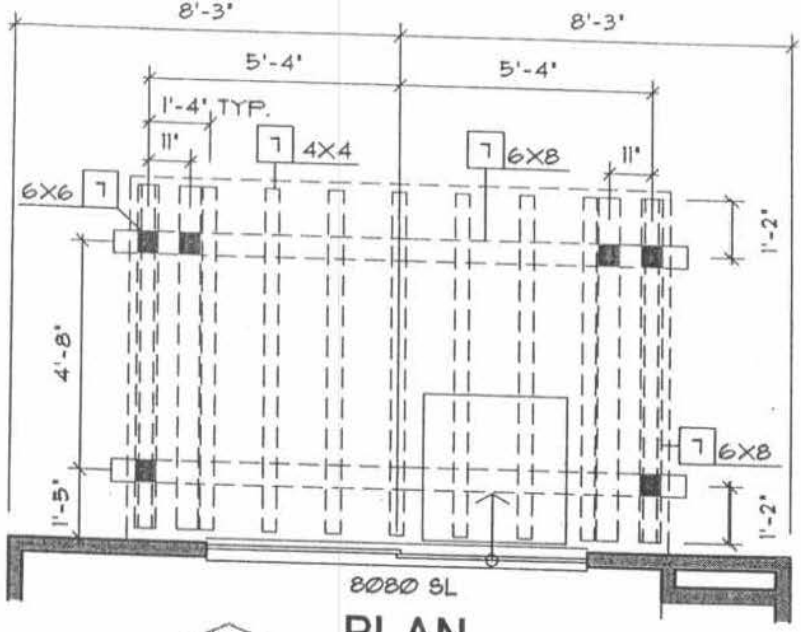
REAR ELEVATION

SIDE ELEVATION

OPT. TRELLIS - 'A'

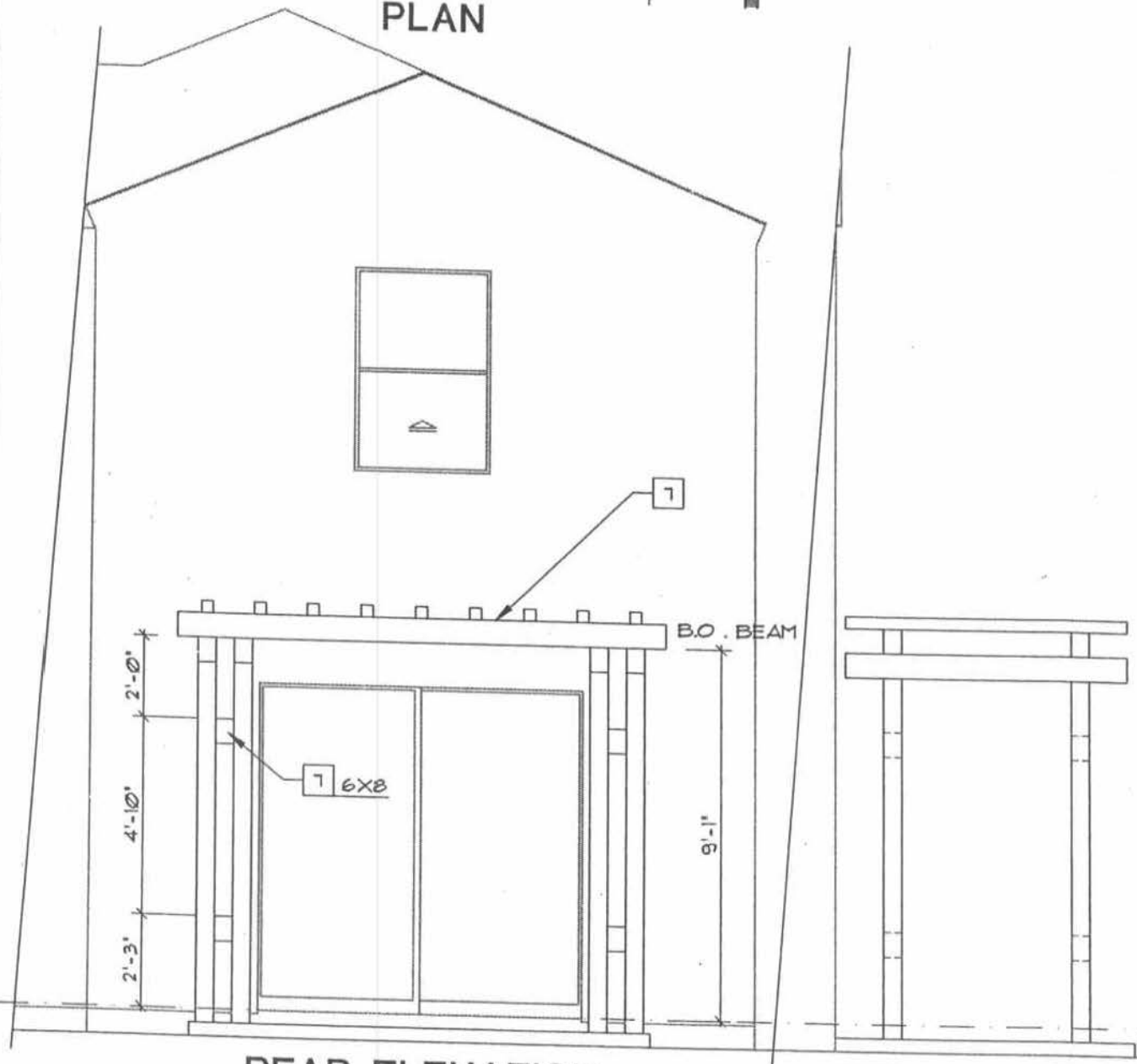
SCALE: 1/4"=1'-0"

5



PLAN

RESAWN WOOD:
POST/BRACKETS/BEAMS/
TRELLIS (PAINTED),
SIZE AS NOTED OR
PER PLAN/DETAIL.



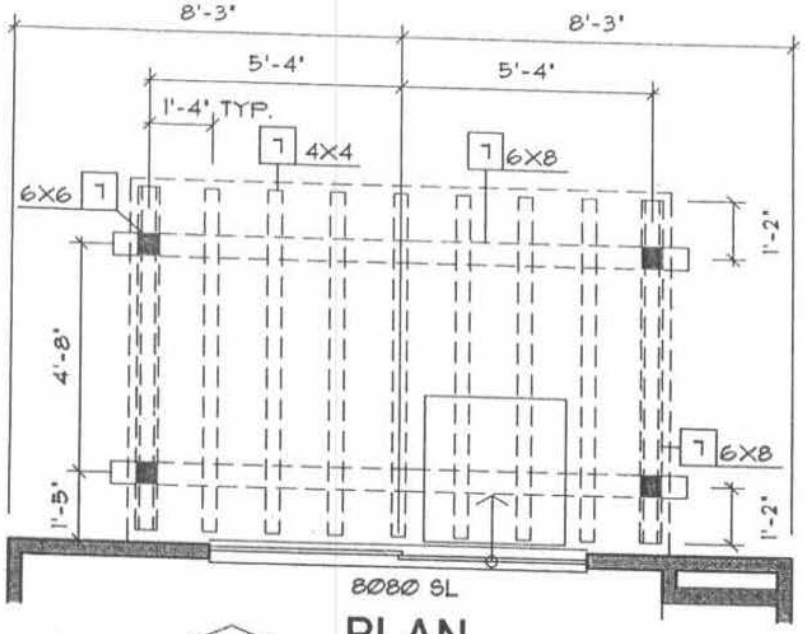
REAR ELEVATION

SIDE ELEVATION

OPT. TRELLIS - 'B'

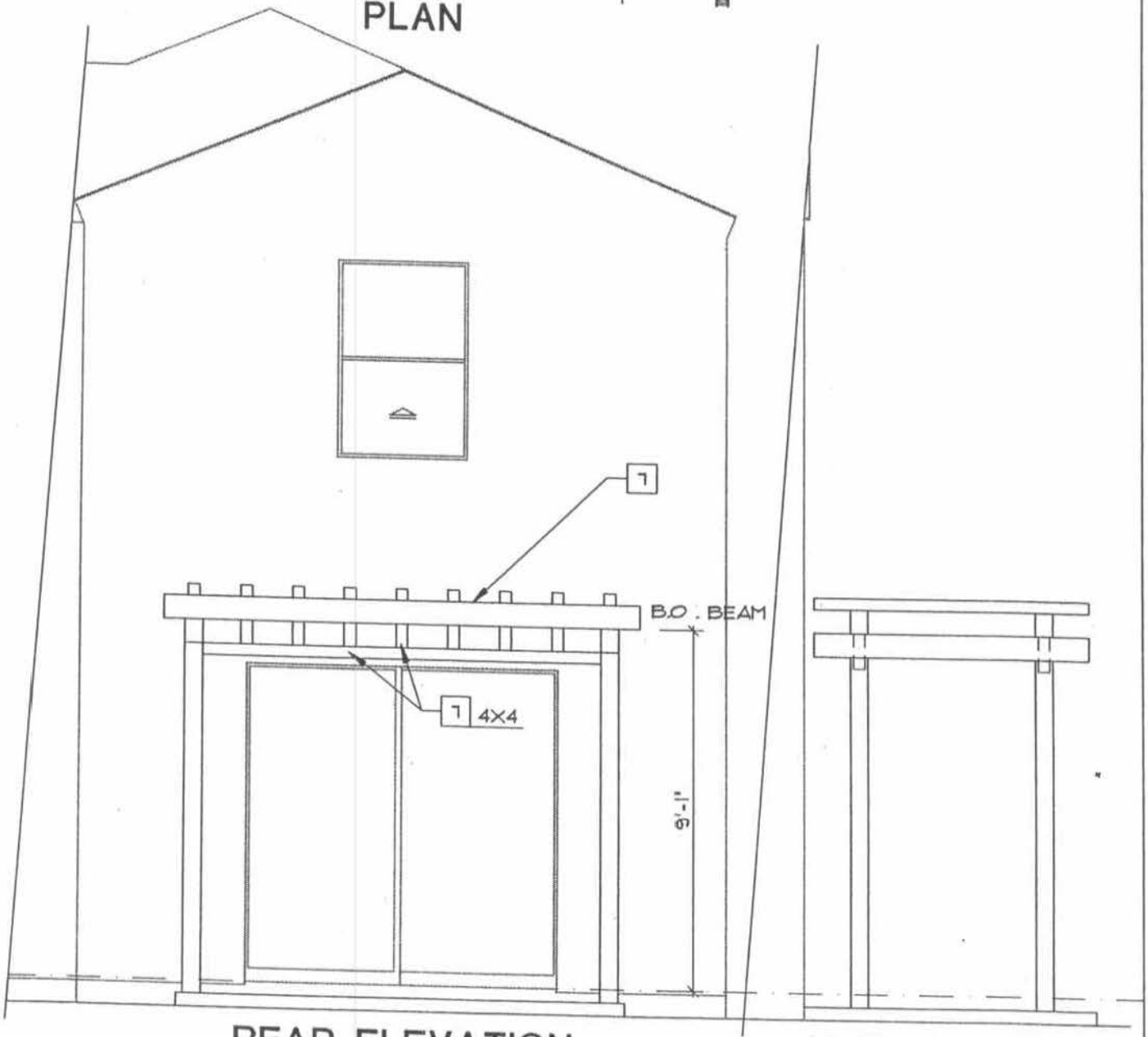
SCALE: 1/4"=1'-0"

6



PLAN

RESAWN WOOD:
POST/BRACKETS/BEAMS/
TRELLIS (PAINTED),
SIZE AS NOTED OR
PER PLAN/DETAIL.



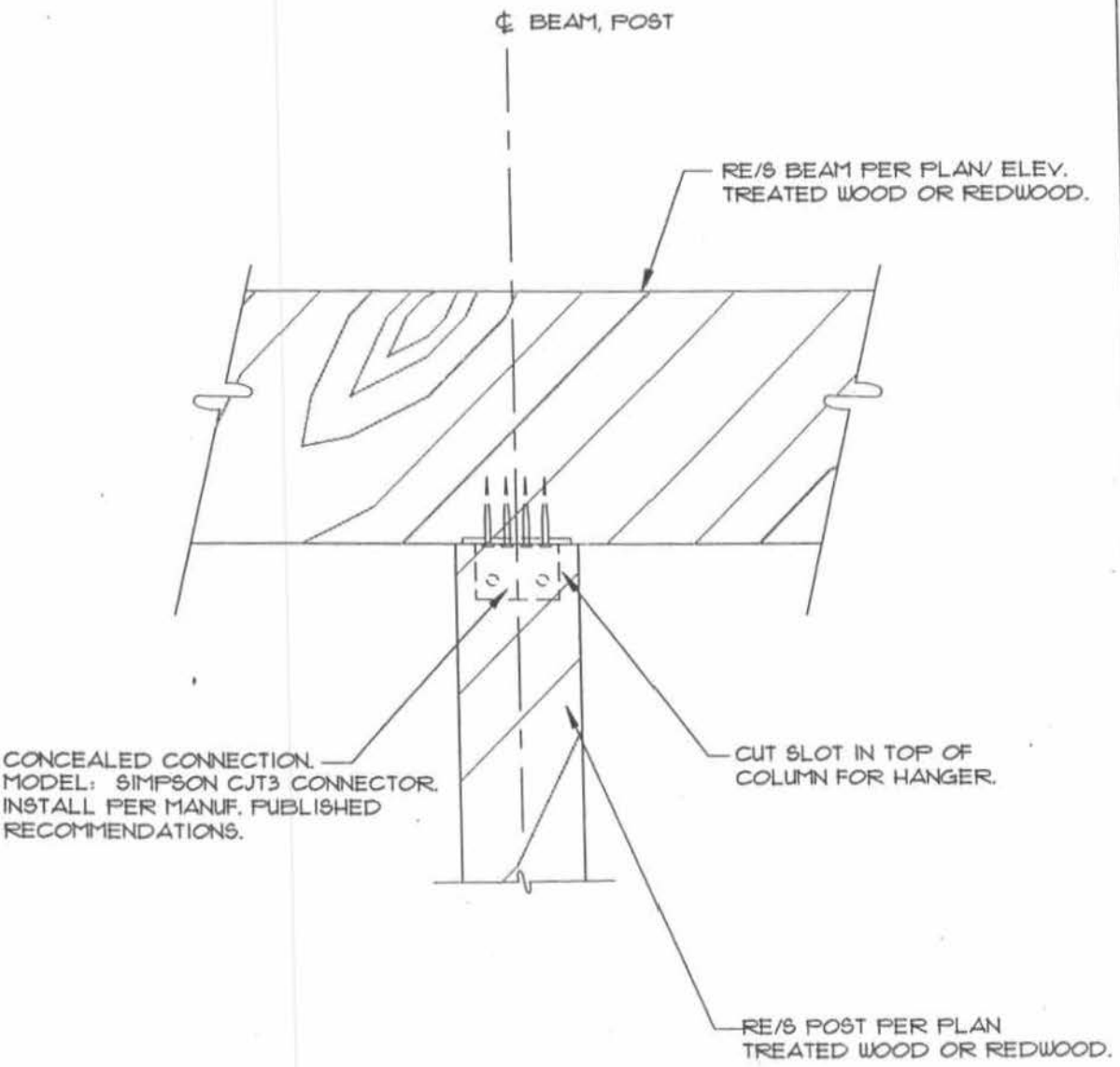
REAR ELEVATION

SIDE ELEVATION

OPT. TRELLIS - 'C'

SCALE: 1/4"=1'-0"

7

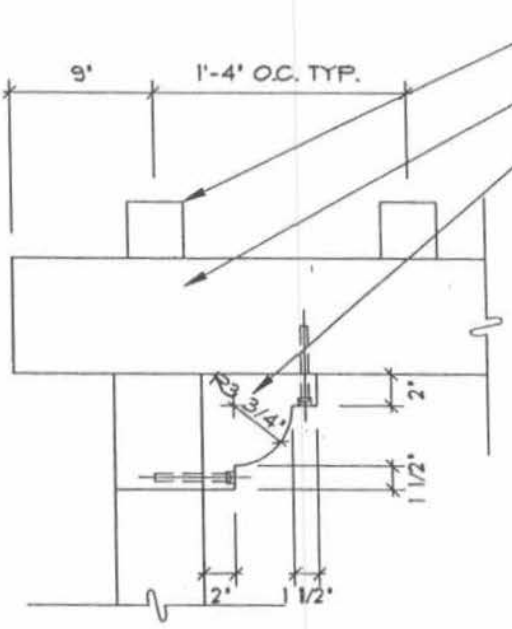


WOOD POST TO BEAM

8

D0003258

SCALE: 1-1/2"=1'-0"



RESAWN TRELLIS.

RESAWN BEAM PER PLAN.

RESAWN WOOD CORBEL CUT FROM 6X8 W/ (2) 1/2" LAG SCREWS W/ 3" MIN. EMBEDMENT AND COUNTERSUNK AND PLUGGED.

PRIME AND PAINT ALL WOOD MEMBERS PRIOR TO INSTALLATION OR ASSEMBLY.

FRONT VIEW

WOOD CORBEL

DET23

SCALE: 1"=1'-0"

14

HOMEOWNERS ASSOCIATION
APPLICATION FOR ARCHITECTURAL APPROVAL

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

Description of requested change: _____
_____
_____

Please indicate supporting documentation attached to this application:

_*XX*_ Installer quote & scope of work (***required***)
_____ Sketches/Drawings
_____ Construction Plans
_____ Other _____
_____Photographs
_____Paint Chip/Sample
_____Catalogue Picture/Brochure

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

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

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

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

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

SIGNATURE: _____DATE:_____

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

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

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

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

Board of Directors Use Only

APPROVALS:

_____ Approved as requested.

_____ Approved; subject to the following conditions:
_____
_____
_____

_____ Disapproved for the following reasons:
_____
_____
_____

_____ _____
Board Member/Architectural Committee Signature Date