

THREE SPRINGS HOMEOWNERS' ASSOCIATION

ARCHITECTURAL COMMITTEE RULES

NOTE

No building, fence, wall, or other structure shall be commenced or maintained upon a Lot, nor shall any exterior addition to, change or alteration in or painting or landscaping of any ground, surface or structure upon a Lot be made until plans, and specifications shall have been submitted to and approved in writing by the Architectural Committee.

**MAY 1988
Revised September 1990
Revised August 2015**

PURPOSE

1. The purpose of the Architectural Committee of the Three Springs Homeowners' Association (TSHA) is to review plans and specifications of proposed changes or additions to any exterior surface or structure, including painting and landscaping. This review is performed to ensure that a uniform and attractive plan of development is maintained so that the character and environment of the community is preserved and all homeowners are protected against loss of property values. Plan approvals by the Architectural Committee are not to be construed as an evaluation of structural engineering quality. Approvals by the Architectural Committee do not substitute for your need to also secure required approvals or permits from the City of Westlake Village and Los Angeles County.
2. In the event of any conflict between any of these Architectural Rules and the Declaration of Covenants, Conditions and Restrictions Establishing a Planned Development of Three Springs, recorded on February 25, 1987 as Document No. 87-285044 of Official Records, Los Angeles County, California (CC&Rs), the Rules will be superseded by the CC&Rs to the extent of any such conflict.

BASIC APPROVAL CRITERIA

Approval shall be based, among other things, upon the following criteria:

1. Landscaping, including hardscaping, should be in keeping with the character and quality of Three Springs development.
2. The appearance of any added or changed surface of structure will be reviewed from all angles, especially from neighboring property and streets to assure conformity with external design, the Architectural Committee Rules and the purpose general plan and intent of the CC&Rs.
3. There is no desire to unduly restrict the freedom of designs by homeowners, architects and qualified designers; however, extremes in design, including colors and materials, will be disallowed.
4. Neighbor objections or approvals are not in themselves used for denial or approval respectively.
5. The fact that a prior Architectural Committee or Board of Directors may have approved a similar design or plan is not binding on the incumbent Board.

CHANGES TO RULES

The Architectural Committee may, from time to time, make changes to these "Architectural Committee Rules" pursuant to Civil Code.

COMPLIANCE

1. In the event that a homeowner does not comply with the CC&Rs or any Architectural rules the Board of Directors may at its sole discretion impose one or a series of monetary penalties or take other such measures, as set forth below, as may be deemed necessary to gain the homeowner's compliance.
 - a). Warning - A warning notice will be mailed to the homeowner describing the violation, and the homeowner will be given a specified period of time within which to comply (the "Compliance Period"). This notice will also specify a date for a hearing at which the homeowner may respond to the notice. The duration of the Compliance Period* will be sufficient for the homeowner to comply given reasonably diligent attention to the matter, as reasonably determined by the Board based upon the nature of the violation.

b). Fines - Upon noncompliance within the Compliance Period, unless extended by the Board, the Board may levy one or a series of successive fines, against the homeowner. The fines for noncompliance shall be no more than \$10,000 in the aggregate per 12 month period for any single violation. The homeowner will be notified by certified mail of each fine thus assessed.

2. A homeowner may present a written appeal of any of the foregoing compliance actions to the Board of Directors of the TSHA within 45 days of posting of the notice of that action. The Board will review the appeal within sixty (60) days of receipt. During the pendency of the appeal, the Compliance Period will be stayed.

*The Compliance Period will be of reasonable duration, as solely determined by the Board of Directors in its sound discretion.

VARIANCES

When circumstances such as topography, location, property lines or other matters require, the Architectural Committee may allow reasonable variances to any of these rules, provided, however, that all such variances do not violate the CC&Rs.

INSPECTION

From time to time, the Architectural Committee may need to inspect a property for compliance with the Architectural Committee Rules, the CC&Rs and/or to assess improvements. Inspection will be at a reasonable time mutually agreed to by the homeowner and the Architectural Committee.

CITY AND COUNTY GOVERNMENT

1. In addition to a homeowner's need to seek and obtain plan approval from the Architectural Committee of the TSHA, you may also be required to obtain approval of the City of Westlake Village Planning Department and the Los Angeles County Building and Safety Department prior to commencement of work for which permits are required.
2. Approval by the City of Westlake Village and/or County of Los Angeles is not a substitute for or in lieu of the requirement for approval by the TSHA Architectural Committee.

SUBMISSION REQUIREMENTS

1. For existing residences, proposed architectural modifications, further property improvements and/or additions need to be reviewed by the Architectural Committee for compliance with the CC&Rs and TSHA Architectural Rules, and all such requests must be submitted in writing on the "APPLICATION FOR ARCHITECTURAL APPROVAL" form. A fee may be required for any submissions that require review of an architect, deemed necessary by the Architectural Committee.
2. In all applications for approval, two (2) copies of proposed plans and specification must be submitted. Room additions and/or structural changes should also include 2 copies of an artist rendering.

The plans and specifications with the following information are required to be attached:

- a). Description of all proposed exterior improvements (include dimensions, materials to be used, color, plant names, etc.)

NOTE: In the case of walls, buildings, roofs, etc., materials for improvements must be identical to original material. If identical material is unavailable, a similar material may be submitted for consideration.

b). Location of proposed improvements in relation to residence and existing improvements on plot plan.

NOTE: Label proposed improvements and currently existing structures, hardscape, and landscaping. The plot plan must reflect all dimensions of work to be considered and distances to wall/fence line and property lines. The drawing must show the location of the bottom of the slope and/or the top of the slope. If the slope behind the home goes up, the bottom of the slope must be shown; if the slope goes down, the top of the slope must be shown.

a). All exterior elevations of all existing buildings and new buildings must be shown and drawn to scale.

NOTE: The plan must show all existing and new roofs, with pitches and overhangs noted, all walls, columns, openings and any condition or feature that will affect the exterior design of the building must be shown.

a). The irrigation and drainage system to be installed must be specified on the plan.

If two (2) copies are not submitted with this form, or if the plans are not complete, legible or illustrative enough to be acceptable or approvable, then such plans will be returned to the homeowner unviewed, and will require resubmission when the required acceptable documentation is provided.

Please submit to the following address:

THREE SPRINGS H.O.A. - ARCHITECTURAL COMMITTEE
C/O THE EMMONS COMPANY
One Boardwalk/P.O. Box 5098
Thousand Oaks, CA 91359
805-413-1170 email: info@threesprings.org

3. After consideration of an application, the Architectural Committee shall submit its decision to the Homeowner as either approved, approved with condition, or disapproved. The plans will not be returned to anyone other than the homeowner.

If a plan is approved with conditions, those conditions must be met before implementing the planned improvements. The Architectural Committee may condition its approval upon changes in the proposed improvement as the Architectural Committee may deem appropriate; submission of additional plans, specifications, or other information; the owner obtaining all necessary building permits and submitting evidence that the appropriate fees have been paid; the owner's obtaining written permission from the adjoining property owner when construction work requires the use of adjoining property.

4. Any modifications, improvements and/or additions approved by the Architectural Committee shall be completed by the homeowner within the time set forth by the Architectural Committee, not to exceed 120 days for landscape/hardscape modifications and 1 year for structural additions. Such time period for completion may be reasonably extended if requested by the homeowner in

writing and if approved in writing by the Board of Directors.

5. Submission, retention and contents of plans are the sole responsibility of the homeowner. In addition, compliance with all Architectural Committee Rules is the sole responsibility of the homeowner. Homeowners should not assume that their contractors know the rules or have paid a review fee if applicable.
6. All plans must be submitted by the homeowner requesting approval. Plans may be prepared by anyone (homeowner, architects, designers, landscapers, etc.). Approvals are granted for the Lot and its homeowner.

ARCHITECTURAL COMMITTEE MEETINGS AND APPROVAL PROCESS

1. The Architectural Committee meets as needed. Homeowners should allow up to thirty (30) days for review of submitted plans.
2. In the event the Architectural Committee fails to approve or disapprove the plans and specifications within 30 days after a complete application and plans have been received by the Architectural Committee and/or its representative, it shall be conclusively presumed that the Architectural Committee has approved such plans and specifications.
3. All improvement work approved or deemed approved by the Architectural Committee shall be diligently completed and constructed in accordance with the approved or deemed approved plans and specifications.

APPEAL PROCEDURE

In the event the plans and specifications submitted to the Architectural Committee are disapproved, the owner filing such application may appeal in writing to the TSHA Board of Directors. The request must be received by the TSHA Board not more than 30 days following the final decision of the Committee. The TSHA Board shall submit such request to the Architectural Committee for review, whose written recommendations will be submitted to the TSHA Board. Within 45 days following receipt of the request for appeal, the TSHA Board shall render its decision. The TSHA Board may agree with the Architectural Committee and uphold the disapproval, or the TSHA Board may disagree with the Committee and approve the plans and specifications. The failure of the TSHA Board to render a decision within 45 days shall deem a decision in favor of the homeowner filing appeal.

[NOTE] The Board and the Architectural Committee can waive architectural rules if in their opinion the situation merits. The CC&R's can only be waived if the topography or boundaries of a property necessitate a waiver. Otherwise CC&R's can only be changed by a majority vote of the membership.

LANDSCAPING INITIATION AND COMPLETION – TIME LIMIT

Landscaping work for the front and side yards must commence within 30 days following notification of plan approval. Improvements must be completed within 120 days of plan approval. These restrictions can be modified with prior approval or if weather conditions dictate.

LANDSCAPING CONCEPT

1. The Architectural Committee desires to create a flowing front yard greenscape to beautify and enhance the street scene for the benefit of the entire Three Springs Homeowners' Development. The Architectural Committee encourages the use of softscape and greenscape along the neighborhood street scene. (see artificial turf rules)

2. Landscape should not block views of pedestrians and vehicular traffic, e.g., automobiles, trucks, bicycles.
3. Fountains and/or statuary for use in front yard landscaping may be considered for approval providing they do not contain obvious racial, religious or sexual overtones. Plastic will not be considered as acceptable materials for fountains and/or statuary.
4. Ivy or other pest attracting ground covers are not acceptable for landscaping
5. Gravel accents within a landscaping plan will be considered on an individual basis.
6. For view obstruction rules, please see Article XI, Section 11 of the CC&Rs - Maintenance of Views.

ARTIFICIAL TURF

Adherence to these guidelines must be in addition to any City, County and/or State requirements and does not guarantee approval nor does it eliminate the need to submit an application in advance of installation. Failure to submit an application in advance and obtain prior approval may result in the homeowner incurring unnecessary expenses to modify or remove artificial turf and be subject to fines. Please allow 30 days for review and approval of plans prior to installation.

Guidelines regarding installation of artificial turf:

1. A scaled plan (2 copies) of the entire site noting the area of existing lawn and planting and the area proposed as artificial turf is to be submitted.
2. A brochure of the proposed product, a sample of the actual proposed turf along with a description of the installation process of the particular product is to be submitted for review.
3. Artificial turf will be allowed for use in areas of the front yards based on lot configuration. Large expanses of artificial turf should be broken up by other forms of landscape and/or hardscape.
4. There must be a transition material used between artificial turf and natural neighboring real turf, such as a planter, aggregate or other material. Bender board and/or a concrete strip will not be sufficient.
5. Where the area is sloped to the center or out to adjacent properties or out to sidewalks, the proposed artificial turf will be required to have a subsurface drainage system installed to direct the water.
6. Artificial turf brands or styles that are made of a rolled out carpet that is glued down and does not require the rubber infill to be applied will not be considered for front yards.
7. Artificial turf must resemble natural, healthy, well-maintained turf.

The homeowner shall be required to maintain the artificial turf in attractive condition and repair or replace as necessary due to aging and/or deterioration.

MAINTENANCE OF VIEWS

Following initial construction of all improvements upon a Lot (which may but need not necessarily maintain views), no vegetation, further improvement, including a fence or perimeter wall, or other

obstruction of any type whatsoever shall be planted, constructed, maintained or kept upon a Lot in a manner or at a location which obstructs the view in a material manner from any other Lot.

TREES

1. All trees and/or shrubs require proper pruning and care for safety and to ensure compliance with Article XI, Section 11 of the CC&Rs - Maintenance of Views.
2. It is the responsibility of the property owners to be sure that trees are planted in a way that their root systems do not cause abnormal cracking of walls and hardscape; otherwise, homeowner may be held responsible to repair such damaged walls. In addition, limbs should be trimmed so as to not protrude into neighbors' yards without neighbors' permission. Care should be given to type and characteristics of each tree planted. Some varieties of trees are not best suited for location near property line.
3. No living tree upon a Lot having a height of six (6) feet or greater shall be destroyed or removed without the approval of the Architectural Committee.
4. Each owner shall prune and otherwise maintain any trees located on his Lot so as not to overhang or otherwise to encroach upon any sidewalk or other pedestrian way from ground level to a height of ten (10) feet.

DISEASES AND INSECTS

No Homeowner shall permit any condition to exist upon his Lot which shall induce, breed or harbor infectious diseases or insects.

DRAINAGE

1. Front and rear yard drainage (rain, sprinkler water and pool equipment backflushing water) should flow across the Lot or through underground drains without crossing neighbors lots until drained to a County street or device. Front yards may meet with a swale along property lines in front yards to carry both Lots' water to street without crossing drainage solely onto neighbors' yards. Homeowners are not allowed to alter the drainage of their Lots from their original condition.
2. Drains to the street are to be core drilled under sidewalks and through curbs to streets.
3. Water from developer installed drainage devices such as slope drains which gather water from several lots shall be allowed to drain between homes to street or flood control.
4. All sloped, terraces, patios, decks and yard areas of a Lot, if any, shall be maintained so as to prevent excessive erosion resulting from drainage therefrom upon, across or under adjacent streets or adjoining Lots.

HARDSCAPE

1. Driveways may not be widened.
2. Pilaster height may not exceed 36 inches excluding the light fixture. Pilaster height on a sloping Lot will be determined on a case by case basis.

BLOCK WALLS – FENCES - RETAINING WALLS

1. Any wall or fence installed by an owner must be approved by the Architectural Committee before installation commences. Walls or fences will be approved only if the design and materials are in

- conformity with the architectural design of the community and the established specifications.
2. Acceptable materials for extension, repair or construction of block walls, fences and retaining walls shall only be:
 - a). Wrought iron - the same design and color as originally installed must be used, any change to the design or color must be approved.
 - b). Slump stone similar in color, size and texture to walls already constructed in Three Springs Development.
 - c). Brick or other masonry.
 - d). Stucco - the texture and color must match that of the residence.
 3. Unacceptable materials for fencing shall be grape stake, chain link, and fiberglass. No double fences shall be constructed.
 4. As part of their initial construction, each Lot contains walls and/or fences. Such walls and/or fences shall not be removed except for purposes of repair or replacement. Replacement must receive prior approval by the Architectural Committee.
 5. Property line walls are not to exceed six (6) feet in height without special structural design approved by Los Angeles County and TSHA Architectural Committee. Walls should be topped with a brick cap to match existing block walls. Decorative wall height should not exceed 48 inches including light fixtures.
 6. Side/rear wall height must be maintained at a height of five (5) feet above adjacent grade. Do not backfill against these walls.
 7. Yard side walls between residences must be maintained at a minimum of twenty (20) feet in length.

POOLS/SPAS AND EQUIPMENT

1. Location of pool/spa equipment should be placed in such a way so as to mitigate the noise from filter equipment. Pool equipment is to be screened on all sides.
2. Check with the City of Westlake Village regarding the minimum setback requirements for pool equipment from the property line since it varies according to Lot width and position in the side or rear yard.
3. Raised pool decks, platforms and earth mounds may be disallowed if their use allows intrusion into the privacy of neighboring yards.
4. Pool/spa equipment should be located so that its appearance will generally not be considered undesirable to neighbors' views and/or street scene. Pool equipment shall not be located adjacent to wrought iron fencing.
5. Fences, walls and areas used for access are to be reinstated to a condition satisfactory to the Architectural Committee.

GATES

1. Gates are to be constructed of wood or wrought iron.
2. Gates are to be painted of one of the following colors:
 - a). Match block wall
 - b). Match house stucco
 - c). Match house wood trim
 - d). Match existing wrought iron fences.
3. Unfinished or natural wood is not acceptable.
4. A single gate cannot exceed four (4) feet in width. Double gates cannot exceed six (6) feet in width (three feet each). Double gates are subject to special Architectural Committee approval. Recreational vehicles, campers, boats, etc. are not to be parked behind these gates.
5. Returns (enclosing side yards) connecting side walls to the house, are to be constructed of slumpstone to match that existing, of blocks with a stucco finish to match the house, or wrought iron or as approved by the Architectural Committee. Provision must be made at the flow line to allow free flow of drainage and rain water to the street.
6. Gates on driveways may be acceptable on flag Lots only, but will require a minimum setback to be determined by the Architectural Committee.

PATIO COVERS

1. Approval to construct any patio structure is contingent upon it being stained or painted a color to match the existing stucco or wood trim colors.
2. Flat open trellis overhangs in the rear yard may be approved by the Architectural Committee.
3. Solid roof patio coverings may be approved with a requirement that the roofing material be the same as the roofing material used on the main house.

PATIO LIGHTING

Patio floodlights should be aimed so as not to intrude into neighboring yards or windows or cause unreasonable glare, glow or illumination upon any other Lot.

BALCONIES/ONGRADE DECKS

Approval to construct any balcony or ongrade deck structure is contingent on Lot elevation, grade and location. Each case will be considered on an individual basis and may be approved if in the opinion of the Architectural Committee its use or design would not decrease the neighbors' privacy. Architectural Committee approval is required prior to construction.

OVERHANGING DECKS

1. Many homes in Three Springs Development are built on hills with downslopes and shallow rear yards. In order to grant owners of such lots enjoyment of outdoor living space, the Architectural Committee will consider applications for overhanging decks in the rear yard only if they do not materially affect an adjacent neighbor's view.
2. All decks must be properly maintained.

CANVAS/FABRIC AWNINGS

The Architectural Committee shall consider requests to install fabric window and patio protection devices including canvas awnings and patio canopies.

1. A sample of the color(s) should be submitted to the Architectural Committee for its use when reviewing the proposed color(s) and materials for compatibility with the home to which it is proposed to be attached.
2. Canvas/fabric awnings must be maintained and not allowed to deteriorate or they must be removed.

SCREEN DOORS

No screen doors visible from the street will be approved by the Architectural Committee.

BASKETBALL STANDARDS/BACKBOARDS

Permanent basketball backboards will be considered on a case by case basis in rear yards only and must have prior written approval from the Architectural Committee.

LIGHTING

1. Ground level low wattage lighting in front street yards and rear/side yards will generally be acceptable.
2. Lighting in front street yards and lighting in rear/side yards which might interfere with the neighbors' reasonable use of their property or be detrimental to neighbors maybe disallowed. Flood lighting shall not be directed into neighbors' yards or windows. Sports court type lighting is not acceptable.

STRUCTURES: GAZEBOS, PLAYHOUSES, POOL HOUSES and SWINGS

1. All such structures are subject to Architectural Committee approval prior to installation.
2. If approved, structures such as gazebos, dressing rooms, pool houses, etc., when built higher than the height of the garden wall, are to be set back from the property line a minimum of five (5) feet and painted to match the color of the house stucco or wood trim. The roofing materials of covered areas are to be the same as the roofing materials used on the main house.
3. Two story playhouses, swing sets and/or treehouses may not be intrusive on the privacy of neighbors.
4. All structures must be screened from the street.
5. Metal sheds are not acceptable.
6. No temporary or permanent outbuilding of any nature shall be placed upon any portion of the properties without Architectural Committee approval.

DOG RUNS

All dog runs must be approved by the Architectural Committee prior to installation.

PAINTING/STAINING

1. Exterior painted/stained surfaces must be maintained. Peeling or damaged painted/stained surfaces must be refinished within a reasonable time.

2. Changes in paint/stain or stucco color must be approved by the Architectural Committee prior to the start of work. Color chips/sample must be submitted with approval request.

SKATEBOARD RAMPS

Skateboard ramps are not acceptable.

MAILBOXES

Replacement and maintenance of mailboxes must be in keeping with the character of the Three Springs Development. Mailbox replacements must be approved by the Architectural Committee.

EXTERNAL ANTENNAE AND FIXTURES

1. All external antennae that are visible (fully or partially) from any Common Area or other Lot, or that have a diameter or diagonal measurement exceeding 36" must be approved by the Architectural Committee. Unless required by California or federal law other forms of antennae are not permitted.
2. Flag poles are also not acceptable.
3. Holiday lights and other seasonal decorations must be removed from the outside of the residence and Lot in a timely manner, not to exceed two weeks after said holiday.

ROOFS

All roofs of residential dwelling structures and other structures constructed upon Lots shall be of masonry tile or similar material to the satisfaction of the Architectural Committee

SOLAR PANEL INSTALLATION

Adherence to these guidelines does not guarantee approval nor does it eliminate the need to submit an application in advance of installation. Failure to submit an application in advance and obtain prior approval may result in the homeowner incurring unnecessary expenses to modify or remove the solar panels and be subject to fines. Please allow a minimum of 30 days for review and approval of plans prior to installation.

Guidelines regarding installation of solar panels:

1. A professionally drawn plan for the proposed solar panel system must be submitted to the Architectural Committee for approval prior to installation. Plans shall include, at a minimum, a scaled site plan, a scaled roof plan showing the extent and location of the solar panel system, scaled elevations and/or renderings and an equipment/materials list with photographs or colored brochures of the proposed products to be used.
2. Proposed solar panel systems must be submitted to the City of Westlake Village for permitting in addition to submittal to the Architectural Committee. Approval by the City does not guarantee approval by the Architectural Committee.
3. Proposed solar panel systems must be visually integrated into the architectural design of the home to the extent practical.
4. The colors of exposed metal surfaces of the panels shall match or blend into the colors of the existing roof.

5. The colors of the collector surface shall be selected to provide the lowest degree of contrast between that surface and the general roof color.
6. Piping, conduit and other support elements of the proposed solar panel system shall be painted to match the adjacent wall and roof surface to visually conceal these components.
7. While the primary determinant in locating the panels is to achieve optimum solar gain, it is recommended that whenever possible, the solar panel installations should be located on secondary roof areas, or on roof surfaces that are least visible from public rights of way.
8. The slope of the solar panel installation shall match the slope of the existing roof surface to which it is attached.
9. Proposed solar panel systems shall be reviewed on a case-by-case basis at the sole and absolute discretion of the Architectural Committee. Compliance with these guidelines does not guarantee approval by the Architectural Committee.
10. Homeowners are advised to consult with the City of Westlake Village to determine whether there are any easements or restrictions of which the homeowner should be aware.
11. Homeowners are advised to consult with the City of Westlake Village Permit Counter to determine whether any permits are required.

HEIGHT OF RESIDENCE

No residential dwelling structure shall contain more than two (2) stories and, subject to normal projection, no residential dwelling structure constructed upon a Lot shall exceed two (2) stories in height.

GARAGES

Garage conversions are not permitted.

RAIN DRAINS AND GUTTERS

Visible rain drains and drainage facilities shall match the color of the house stucco or trim to the satisfaction of the Architectural Committee.

NUISANCES

1. No noxious or offensive activity shall be carried on upon a Lot, nor shall anything be done thereon which might be or become an annoyance or nuisance to occupants within other Lots, which shall in any way interfere with the rights of quiet enjoyment of occupants within other Lots or which shall in any way increase the rate of any insurance.
2. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot and no odors shall be permitted to arise from any Lot so as to render such any Lot or portion thereof unsanitary, unsightly, offensive or detrimental to any other Lot in the vicinity thereof.

WINDOW COVERS

In no event shall windows be covered in whole or in part with paint, paper, newspaper, foil, bed sheets, or any other materials not specifically intended for such purpose.

ANIMAL STRUCTURES

No dwelling structure for household or yard pets shall be maintained on any owner's property which is visible from other property. Visible from other property shall mean and refer to an object on a particular Lot which is visible by any person, not over six (6) feet in height, standing on the surface of any real property, including, without limitation, any Lot not within the Lot on which such object is located.

CONTRACTOR SIGNS

1. Contractor signs are allowed to be displayed only while the work is being performed by the contractor. The signs must be removed upon completion of all work.
2. One sign for each dwelling for security purposes and one sign advertising the dwelling for sale are allowed. The "For Sale" sign must not exceed 6 square feet in size nor project over 5 feet from ground level. An approved "Open House" sign may be displayed on the property for sale concurrently with the "For Sale" sign only while someone is on the premises to conduct the open house.

WROUGHT IRON GRILL WORK

Installation of security type bars over windows and doors will not be permitted; however, decorative grill work may be approved by the Architectural Committee.

ROOM ADDITIONS AND BALCONIES

For homes capable of adding on additional rooms, balconies or expanding existing rooms such as bedrooms and bonus rooms, other improvements where allowed by the City of Westlake Village shall be considered if consistent with the existing home architectural style, building forms, scale, proportion, materials and detailing. Any building element that is attached to the main structure shall conform to the same height limit that as outlined in the CC&Rs.

CONSTRUCTION TIME FRAMES

Final approval is granted for a period of six (6) months, by which time commencement of the project must be initiated. Initiation shall be defined as actual construction activity at the site. The Architectural Committee may consider a time extension due to the permitting process.

COMPLETION OF CONSTRUCTION

Once started, completion of construction must be continuous and diligently pursued so as to minimize disruption to neighbors. Additions shall be completed within one year from start of construction. It is recognizable that all projects may experience delays due to material supply, weather or other uncontrollable circumstances. If a time extension is required, the homeowner must submit an application for extension prior to the expiration of the time limit along with an anticipated schedule for a timely completion of work.