

Riviera West Architectural Control and Planning Committee Compliance Guidelines

1. Parking of boats, jet skis and trailers

For long-term parking, boats and jet skis on their trailers must be parked on the user's property and concealed from view of the street, whether in the driveway or on the land. For short-term use, boats or jet skis may be parked alongside the road for no more than 72 hours as long as they do not create a traffic hazard by occupying part of the traffic lane or creating a visual obstruction. Trailers must be registered and kept in good condition.

2. Parking of recreational vehicles

RVs may be parked on the owner's property, whether in the driveway or on the land, as long as every effort is made to conceal them from view. Concealment measures include parking behind or alongside a building or using shrubbery, approved fencing or other approved structure to shield the vehicle from view.

3. Propane and fuel tanks

Propane and fuel tanks must be shielded from view when they are located in the front of the property and visible from the street. Tanks located on the back of the property that are easily visible from the street must also be covered. Recommended coverings include ACP-approved fencing or lattice work. Shrubby may be acceptable if it is densely planted to effectively screen the tank. Good quality wood lattice is acceptable; plastic lattice and other plastic products are not acceptable. Fencing or lattice should be painted or stained to blend into the landscape. Tank coverings must be kept in good repair.

4. Parking structures

Carports would not be prohibited if the following conditions exist:

- a. The property already has a two-car garage currently used for parking, that conforms to the Riviera West Architectural Guidelines to Building.
- b. The appearance and construction standards that apply to residential buildings and garages also apply to carport construction.
- c. Any required carport building permits from Lake County must be obtained.
- d. ACP review and approval is necessary before any construction work begins.
- e. To begin the process, the property owner completes an ACP project approval form and submits two sets of plans including plot plan, elevations and materials list. After ACP approval, the project can be submitted to Lake County for building permit if required.

5. Accessory Dwelling Unit (ADU)

Guidelines and Regulations for an Accessory Dwelling Unit:

- a. An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons. These include detached units, attached units, converted existing spaces and a JADU which is the conversion of existing space contained entirely within an existing residence.
- b. ADUs are independent units that have their own kitchens with appliances, bathrooms, living areas and dedicated entrance and at least one parking space.
- c. ADUs must be constructed to be consistent with the provisions of California Government Code Section 65852.2 or 65852.22.
- d. Section 4751 of the California Civil Code permits planned developments to enforce reasonable restrictions on the units that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct an accessory dwelling unit where the unit is consistent with the provisions of Government Code Section 65852.2 or 65852.22. Associations have a degree of discretion regarding aesthetic features, such as appearance, materials, height, and other visuals
- e. Approval Process
 1. A set of plans must be submitted to the Architectural Control and Planning Committee (ACP) prior to construction of an ADU.
 2. Property owners proposing to construct an ADU's must have made an application to Lake County Building Department and received necessary permits for construction of an ADU prior to beginning the constructing an ADU. All plans must be submitted to the Lake County Building Dept. for their approval and the issuance of the appropriate building permits.
 3. ADUs must be constructed in accordance with relevant sections of the Riviera West Architectural Guidelines to Building including, but not limited to:
 - a) Section 8) Excavation/Erosion: Owner and contractor are responsible for any erosion caused by excavating.
 - b) Section 14) Foundations and Siding: Buildings are required to have a permanent and continuous perimeter foundation and siding in conformance with the county building code. Siding consisting of flat non-textured surfaces such as plywood, metallic or reflective materials will not be allowed.

- c) Section 15) ROOFS/OVERHANGS/GUTTERS: Roofs must have a minimum pitch of four (4) inches, and a maximum pitch of eight (8) inches, per twelve (12) inches of horizontal distance. Roof overhang of no less than eighteen (18) inches is required on the entire structure. Roofing of decks, porches, patios and accessory buildings must be of the same color and material as the main roof. Gutters and downspouts must be provided so that water drains without damage to your own or your neighbor's property.
- d) Section 16) DESIGN AND COLOR: Both the design of the structure and its exterior color scheme must be in harmony with the general surroundings of adjacent properties and structures. Plans submitted to the ACP for approval must detail the design of the structure as well as its exterior color scheme. The ACP encourages variation and creativity in design.

6. Guidelines for Fence Slats

Fence slats may be added to chain link fences, with these conditions being met:

- a. Good quality, durable plastic slats. Please provide a product sample or manufacturer's specification with the ACP application.
- b. Slats must be wood colored (shades of dark brown).
- c. Include the V channel along the bottom of the fence to ensure slats are even and level.
- d. The slats must be well maintained (no broken, faded, sagging or deteriorating plastic pieces visible)

7. Guidelines for Shade Structures Placed on the Ground

A shade structure, otherwise known as a pergola, may be considered by the ACP if it meets the following conditions:

- a. Placed in the back yard, not sides or front of the lot or on a deck.
- b. Anchored to the ground on at least all four corners to prevent movement, sagging, leaning or susceptible to damage by high winds.
- c. Made of sturdy metal or wood framing, including the roof slats.
- d. The roof panels may be made of sturdy plastic in approved colors. On certain models, the roof slats may be covered with sun-filtering fabric.
- e. All elements of the shade structure must be maintained in good condition, i.e., no faded, torn, broken, sagging or rusting parts or any other part creating an unkempt appearance.
- f. Material colors must be neutral earthtones. (submit color samples for approval).
- g. In the ACP application, property owners will submit building plans or, if using a prefabricated unit, submit manufacturer's specifications and diagrams. Also included are optional colors or materials owners intend to use, along with grading/lot preparation and measures to anchor the structure to the ground.

- h. Property owners are advised that in some cases, lot preparation may involve getting a grading permit from the Lake County Building Department.
- i. The structure must be set a minimum of five feet from any property line.

The ACP application form can be downloaded from www.rivierawesthoa.com