

Page 28- Proposed Architectural Guidelines Revision

All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.

PATIO FENCES, ~~and DIVIDER WALLS,~~ and PET FENCE

1. Definitions:

Patio Fence: Shall be solid, 36” in height, between the common area and the patio, parallel to the building line. Maximum of 36” increase may be added to the height with lattice type enclosures for additional privacy.

Divider Fence: On the lot line between two units and their patio areas. The height is restricted to 72”.

Privacy Fence: Parallel to the divider fence from the edge of the patio area to the edge of the unit. Height shall be maximum of 72” and a minimum of 36”.

Openings: Where patio areas are enclosed on three sides by walls or fences and the fourth side by the unit, a minimum 36” wide gate opening shall be provided for access between the common area and the patio area. Patios facing Leisure Village or Mountain View Drives must also have a gate in the opening. Owners must provide a 36” opening for ingress and egress. Gates are to be constructed of wrought iron or vinyl.

Pilasters: See pages 31 and 33.

Pet Fence: Maximum height 3’. Installation shall be temporary, not attached to any structure, and not installed in the LVA common area. A pet fence does not require an Architectural Permit.

2. Types of Construction for Walls and Fences: Compatible with existing construction.

- a. Slump stone concrete block, color Doeskin is the only color permitted in Leisure Village. (Angeles Block Co. or equivalent, as determined by the ARCH)
- b. Vinyl
- c. Wood frame and stucco (divider fences only). Must match existing structure in color and texture.

3. Slough or Garden Walls: A slough wall is one which does not support a slope, but merely prevents loose dirt and other material from trickling or eroding down a slope.

4. Retaining Walls: Review to be on a case-by-case basis by the ARCH. Plans and specifications shall be prepared by a civil engineer registered in the State of California and submitted to City of Camarillo for approval.

5. Setbacks and Locations: Setbacks shall be as required for patio enclosures or buildings. All exceptions to setback requirements shall be reviewed on a case-by-case basis at the sole and absolute discretion of the ARCH and must conform to all local and state codes.

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WATER CONDITIONING / SOFTENERS

Water conditioning tanks are allowed and shall be located inside the structure where possible.

1. An Architectural Permit and site inspection are required for exterior installations. No Architectural Permit is required for interior installations if it does not involve a change to the exterior of the home.
2. An enclosure made from fiberglass or canvas is typically supplied by the water conditioning company when using exchange tanks. Landscape planting or other material approved by the Architectural Committee will also be considered. Tanks and in-line filter systems shall be installed so they are shielded from view by pedestrian or vehicle traffic. Water conditioning tank(s) shall be located on a paver or concrete slab no larger than 24" x 24" at a location acceptable to the ARCH.
3. Site inspection required.

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WATER CONDITIONING / SOFTENERS

Water conditioning tanks **and filtering systems** are allowed and shall be located inside the structure where possible.

1. An Architectural Permit and **site inspection** are required for exterior installations. No Architectural Permit is required for interior installations if it does not involve a change to the exterior of the home.
2. An enclosure made from fiberglass or canvas is typically supplied by the water conditioning company when using exchange tanks. **Non-exchange tank systems require an enclosure covering the tank or filtering system that is approved by the Architectural Committee.**
- ~~3. Landscape planting or other material approved by the Architectural Committee will also be considered. Tanks and in-line filter systems shall be installed so they are shielded from view by pedestrian or vehicle traffic~~ **when using landscape planting.**
- 4. Water conditioning tank(s) shall be located on a paver or concrete slab no larger than 24" x 24" at a location acceptable to the ARCH.**
- 5. Water conditioning and filtering systems shall be installed a minimum of 18 inches from the back-flow device. Pipes used to connect the system shall not be installed restricting access to the back-flow device. Installation is subject to approval by LVA Irrigation Department.**

~~Site inspection required.~~

Approved 04/01/24

Effective 04/15/24