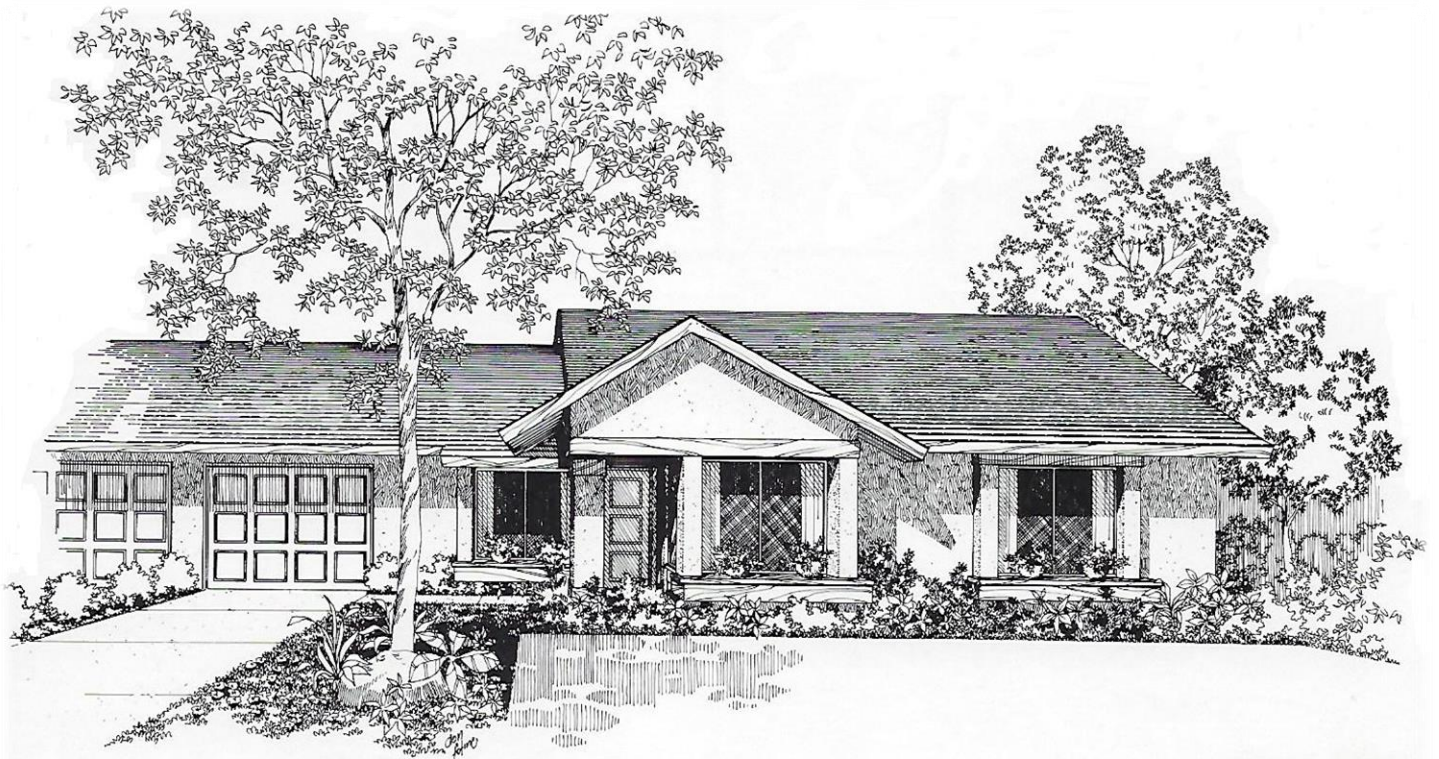


*Leisure Village*  
*Architectural Guidelines*





## Disclosures



**Leisure Village Architectural Committee  
(Abbreviated in the guidelines as ARCH)**

**Revised and adopted March 3, 2025**

**Architectural Guidelines for Leisure Village Association, Inc., Camarillo, California**

**Leisure Village Association, Inc.**

**The Architectural Guidelines for Leisure Village is an authorized publication for members of Leisure Village. Information is gathered and carefully compiled in such a manner to assure maximum accuracy. Leisure Village Association cannot and does not guarantee the accuracy of all information furnished.**

**The Architectural Guidelines are subject to change without notice.**

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

## **GENERAL INFORMATION**

### **STATEMENT OF INTENT**

The following Architectural Guidelines have been adopted in accordance with the Covenants, Conditions, and Restrictions for Leisure Village Association, Inc. (LVA) Camarillo, California, and to transfer any perceived responsibility for design of construction to the City of Camarillo where it is located. The Architectural Committee (ARCH) encourages creative and innovative design modifications which are consistent with the development program for LVA as reflected by these guidelines. These guidelines are to be followed in addition to and often exceed the minimum architectural design standards of the City of Camarillo. LVA is a 450-acre community consisting of 2,136 homes varying in size and groupings of 1, 2, 3, and 4-plex designs. There are approximately 20 different home models. These Architectural Guidelines are intended to provide information concerning the basic criteria by which the ARCH will evaluate design submissions. It is not the function of the ARCH to create architectural statements or designs. The ARCH is charged with the task of evaluating submittals by applicants and giving direction, within the context of these guidelines. Applicants shall conform to the requirements of the City of Camarillo, as well as these guidelines.

The Architectural Guidelines contain standards that must be followed. Pay close attention to what they require and what they prohibit.

The goal is to achieve an integrated, harmonious development and to use common sense as they apply to the exterior of all residential structures and facilities.

### **PROCEDURES FOR ARCHITECTURAL REVIEW**

Modifications, alterations, or changes to any exterior structures within LVA are subject to the Architectural Guidelines approved on March 3, 2025. The legal owner of the residence or an authorized in writing representative of the owner or the appointed representative of LVA (when the intended work is to be performed on common interest property) shall attend a permit session of the ARCH. No work may be performed on any structure in LVA unless the work is performed with the signed consent of the legal owner or a duly authorized representative and the ARCH.

1. The owner, or the duly authorized representative, shall contact a member of the ARCH who shall inform the owner or representative of the information required on the Architectural Permit Application.
2. The applicant shall then obtain an Architectural Permit. Failure of the owner to comply with all the requirements will result in return of the application by the ARCH with reasons for return.
3. The completed application shall be submitted to the ARCH Chair for number assignment and processing.
4. After approval, the application is returned to the applicant. This will commonly occur at the first meeting attended unless a site inspection is required.

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

5. Three complete sets of final plans and/or supporting documents shall be submitted with each permit. See final plan requirements below.
6. One set of the ARCH approved drawings shall be kept at the site of construction work.
7. All changes to the originally approved project must be approved by the ARCH.
8. Upon approval of the Architectural Permit, the applicant may proceed with construction.
9. Contractors and/or other workers entering Leisure Village for purposes of limited repairs that are not the subject of LVA permit requirements may do so without a permit.
10. After work is completed, the Leisure Village Compliance Inspector shall be contacted by homeowner to review the work and, if properly completed, sign off on the white copy of the Architectural Permit. The signed permit will then be sent to the LVA Office for inclusion in the property file.

**PLAN REQUIREMENTS**

Final Plans: Final plans shall be sufficiently detailed to show all proposed work and describe the general extent and character of the proposed project. Partial submittals will not be considered.

Final plans, incorporating revisions required by the conditions of all prior reviews, shall include additional details required to fully describe the proposed improvements and shall be submitted for final review. Final plans, sections, and elevations shall be drawn at a scale not less than 1/8" = 12". Final plans shall be approved prior to commencement of any construction. No changes shall be made to any plans or in the construction of any improvement until such proposed changes are approved (in writing) by the ARCH. Changes shall be implemented only after receipt of such approval. Plans submitted for final approval shall include all plans listed for preliminary plans and additional items as described below.

Architectural Details: Details showing exterior treatments of roof eaves, chimneys, window or door trim, especially details to explain typical and special details of construction shall be included.

Minor Alterations: Any minor alterations to approved plans for which construction has not begun such as changes in windows, colors and materials, solar panels, etc., shall be submitted prior to commencement of construction of the proposed alterations. Applicants must receive written approval by ARCH prior to proceeding with the alterations.

Some construction in common areas including roofs and walkways may need an Agreement and Covenant to Indemnify Association. See page 10.

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

Proceeding with Construction: Upon receipt of all required approvals construction may begin. Refer to the Construction and Contractor Information on page 11. Any owner notified of non-compliance is responsible to correct the construction.

ARCH Appeal Process for a Committee Ruling: An applicant may request reconsideration of a ruling of the ARCH or Compliance Inspector by resubmitting, in duplicate, written arguments within 10 days of the date of receipt of the ruling. The committee will give its final ruling by confirming or modifying its ruling within 30 days of receipt of the applicant's written arguments. If a proposed change is disapproved, the applicant is entitled to reconsideration by the LVA Board of Directors at an open meeting of the Board. An application for such reconsideration must be made in writing within 30 days of the date of the letter of disapproval.

Variances and Additions: The ARCH has the right and privilege to permit any owner, without the consent of other owners, to deviate from any or all of the building and/or landscaping standards set forth herein, provided that such deviation is necessary in order to carry out the general purposes of the declaration and/or the Architectural and Landscape Guidelines. Any such permission of said committee shall be in writing and shall not constitute a waiver of said committee's powers of enforcement with respect to any of the standards as to any other part or parcel of the properties.

Similarities: Proposed improvements, which are not specifically covered by these guidelines, shall be reviewed. The ARCH may reject the proposed improvement until a guideline for the proposed improvement is prepared.

Trees and New Construction: All trees within 10' of new construction will be considered for removal.

Guideline Amendments: These guidelines are subject to revision by amendment. At such time as the ARCH shall determine that any portion of these guidelines should be revised the committee shall send in written form a proposed amendment outlining the change(s) and the reason(s) for the change(s) to the LVA Board of Directors.

Fees: LVA reserves the right to assess and collect fees upon submission of an Architectural Permit for work or improvements if it is so deemed by the LVA Board. LVA also reserves the right to assess and collect fees or a surcharge for additional reviews, approvals, services, or the hiring of consultants to assist in their duties if it is deemed necessary by the LVA Board. All fees collected will be by written check payable to Leisure Village Association Inc.

City Approvals: Approval of plans by the ARCH does not automatically imply approval by the City of Camarillo Planning Department or the City of Camarillo Building and Safety Department.

Note: All exterior revisions required after final approval by the ARCH shall be resubmitted for review and approval prior to construction as previously described above.



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

**LANDSCAPING /SPRINKLER SYSTEMS**

Any improvement which requires irrigation modification or inspection shall be handled in the following manner. Before construction begins, Leisure Village Irrigation Department will relocate all necessary pipes and drainage. All relocation will be finished before construction begins. We estimate most jobs will be completed within 24 to 48 hours from commencement of work.

Homeowner will be charged a flat fee that is established by LVA for the relocation of irrigation and drainage. This policy is mandatory. Construction cannot begin until all irrigation work is complete and all invoices to the Association are paid.

The fee charged is subject to change by the Board of Directors at any time.

**SURFACE WATER DRAINAGE**

Existing exterior drainage patterns are to be maintained where possible and modified as little as possible. Each owner shall be prepared to accept drainage from all upstream homes and pass it through to homes downstream in areas where surface waters are not directed to public streets or natural arroyos. Verify all drainage requirements with LVA and the Public Works Department of the City of Camarillo.

**PLAYHOUSES, PLAY EQUIPMENT AND SIMILAR STRUCTURES ARE PROHIBITED**

Exceptions: Portable children's play toys and objects, which do not exceed 72" in overall height, and which are used for temporary recreation, not including "sports equipment," may be allowed during daytime use, and only when children are present.

**FIRE DAMAGE OR OTHER DAMAGE**

Areas where existing homes, improvements, landscaping, trees, shrubs, natural slopes or other similar characteristics of the community are damaged due to fire, wind, erosion, or other cause, shall be restored, replaced or replanted consistent with the pre-damaged condition. All work in the common areas will be completed by LVA contractor or staff. All damage to existing areas caused by the homeowner shall be the responsibility of the homeowner.

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

**AGREEMENT AND COVENANT TO INDEMNIFY ASSOCIATION**

Agreement and Covenant to Indemnify Association is a notarized, recorded document releasing LVA from liability due to problems resulting from additions made to any common area by a homeowner. The maintenance of the modified area becomes the responsibility of the homeowner. Homeowner should attend an ARCH meeting to determine if changes can be made. This form is available at the Association office.

1. The homeowner will be advised which, if any, permits are required before the ARCH will approve the changes.
2. The ARCH will determine if an Agreement is required. If so, the ARCH will give the homeowner a form to be filled out and direct them to the Association Office.
3. Homeowner should fill in the proper information on pages one (1) and two (2) and return the form to the Association Office with a clear copy of the deed, so the Agreement can be typed.
4. When the form is typed, LVA staff will contact the homeowner to come in and sign the document so it can be notarized.
5. After the homeowner's signature is notarized the Board President and Board Secretary will be asked to sign the document for notarization.
6. After the document is complete, it will be given to the Compliance Inspector to make sure all attachments are included. The Association Office will then contact the homeowner and advise them of the cost to record the Agreement with Ventura County.

**DISCLOSURES**

Notice: It is the intent of the ARCH to pass authority for monitoring and enforcing the hardscape and patio decoration/furnishing features of these guidelines to the Buildings and Grounds Committee and for landscaping to the Residential Landscape Committee. All matters relating to these subjects shall fall within their purview. All disputes, appeals, and situations of similar nature, if otherwise unresolved, shall be referred to the ARCH which retains responsibility for these items under current LVA CC&R's. All policies and procedures of these two committees shall be the subject of review and approval of the ARCH.

Note: Any drawings or diagrams that accompany the Architectural Permit or specifications are intended to be exemplar and representative only. They are not intended as, and may not be relied on, as building plans. Applicants should consult with an engineer and/or builder to prepare appropriate plans and specifications for any proposed work or modifications. All improvements must meet the requirements of the LVA Architectural Guidelines.

The Architectural Guidelines for Leisure Village is an authorized publication of LVA. Information is gathered and carefully compiled in such a manner as to assure maximum accuracy.

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

**CONSTRUCTION AND CONTRACTOR INFORMATION**

The following shall be conditions of any approval. It is the responsibility of the owner of the residence on which approval was granted to ensure these conditions are enforced upon all persons or firms used, engaged, or employed in carrying out any operation or trade. All work, construction, and procedures shall conform to the requirements of the City of Camarillo.

**TYPES OF CONTRACTORS AND HOURS OF WORK**

Contractors doing business within Leisure Village are classified into three distinct categories:

1. Construction Contractors with contractual agreements with LVA. Contractors shall not begin work before 8:00 am and shall cease work by 5:00 pm and shall not work on Sunday or the following holidays: New Year's, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas, except in the case of emergencies. Contractors include, but are not limited to, carpenters, masons, roofers, painters, gardeners, and landscape installers.
2. Construction Contractors hired by Leisure Village homeowner/resident. All contractors shall not commence work before 8:00 am and shall cease work by 5:00 pm, and shall not work on Sunday, except in the case of emergencies. All contractors who work on a nationally recognized holiday or religious holiday, shall not perform any tasks which by their nature shall cause excessive noise, dust, or other pollutants. Contractors include, but are not limited to, carpenters, masons, roofers, painters, gardeners, and landscape installers. All contractors are responsible for removing job site debris daily.
3. Handyman who are not licensed contractors are only permitted to do work if the total amount for labor and materials does not exceed \$500.00. You must use a California licensed contractor if the cost of the work exceeds \$500.00. The city allows for an owner/builder permit under certain strict conditions.

**SITE DOCUMENTS AND PREPARATION**

1. One set of plans approved by the ARCH shall be kept in good condition on the job site during and after construction. The Architectural Permit Application shall be posted at the job site, so it is clearly visible from the front of the house.
2. Construction shall commence within 60 calendar days of the approval of the plans by the ARCH and public agencies and the issuance of building permit(s) by the city if applicable. Construction shall be completed by the owner within six (6) months of the commencement of construction. If these conditions have not been satisfied the ARCH shall have the right, but not the obligation, to demand a re-submission of plans and specifications and such other documentation as it shall, in its discretion, deem necessary and appropriate. In the event City ordinances are more restrictive such ordinances shall prevail.

Security For Performance: The ARCH in its judgment may impose performance guarantees such as posting of a surety bond or cash deposit or require the applicant to pay for the cost of an on-site inspector to assure conformance with approved final plans. Prior to final approval a construction compliance deposit may be required.

Failure to comply with the above conditions may subject the homeowner to fines or other penalties established by LVA.

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

Site Preparation: Work, including cleaning, grubbing, excavation, stockpiling of soil, compaction and grading shall be performed within the approved worksite area. Trees or common landscaping to be retained shall be protected during all grading and construction operations. Soil being exported shall be trucked to a site outside of LVA. No stockpiling of soil shall be allowed at any location without specific approval.

Site Maintenance: The general contractor, job superintendent, employees, subcontractors, and suppliers shall maintain the site in a neat and clean condition at all reasonable times, neatly stockpiling all materials delivered for or generated by the works of improvement, and immediately remove any food debris, trash, waste material and debris generated by the work. All streets, gutters, and adjacent property shall remain clean and free of dirt, food, trash, debris, or other materials related to or caused by the work. No materials of any type may be placed on adjacent sites or common areas including, without limitation, the private streets.

Concrete Debris: No concrete trucks or other construction vehicles shall wash out within Leisure Village. All cement or concrete residues are to be removed from the site and Leisure Village. Every worksite must be left broom clean at the end of each workday.

Equipment Parking: Parking vehicles or equipment is not permitted on Leisure Village Drive or Mountain View Drive except under permit from the Leisure Village Security and Safety Department. No vehicles are allowed on the lawn area without prior permission of the Landscape Superintendent or the General Manager.

Dust Control: The general contractor shall provide adequate dust control during construction.

Use of Adjacent Property: Use of adjacent home(s) for purposes of access, parking, equipment or materials storage will not be permitted without the written permission of the property owner(s), which shall be reviewed and approved by the ARCH prior to use of the property for any purpose.

Compliance: Every effort will be made by LVA and the ARCH to assure an orderly build out of all modifications. LVA and the ARCH reserve the right to deny site access to any general contractor, job superintendent, subcontractor, supplier, or their respective employees who are in violation of the construction regulations. LVA and the ARCH further reserve the right to cause construction activities to stop under the following circumstances:

1. Improvements to the home are being built contrary to approved final plans and specifications.
2. Non-compliance with either Architectural or Landscape Guidelines and LVA security requirements.

Existing Landscaping: All landscaping, landscaping easements, streets, and curbs adjacent to the street shall be restored to the original condition within 14 days of completion of construction. Removal of plants requires a Landscape Permit. All trees, plantings, and ground covers shall match the existing plants. Existing parkway landscaping shall not be removed unless approved by LVA and shall be replaced where removed or damaged at homeowner expense.

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

**TEMPORARY CONSTRUCTION FACILITIES**

Temporary Toilet: A temporary toilet in good condition may be provided by the contractor for the construction site. Site temporary toilets shall be kept next to the curb at the street front. The streets shall be kept clear for emergency vehicles and for fire and safety purposes. These portable toilet units shall be maintained in a clean, sanitary, and odorless condition at all times.

Temporary Construction Fence: Where approved, yellow caution tape may be installed prior to the commencement of construction which shall run along all common area frontage and along the side yard property lines.

Storage: All construction materials and equipment shall be confined to the site which is being improved unless specific written authorization is given by the LVA for the storage of such materials. All materials shall be kept a minimum of 72” from the back of curb. No deliveries, stockpiling of materials, etc. shall be allowed to remain in the street. Damages to the street, curb, or landscaping, etc. shall be returned to the original condition by contractor.

Trash Removal: A trash receptacle or steel roll-off dumpster shall be maintained on the site during construction. The dumpster shall be emptied regularly. It shall be kept next to the curb at street front. The streets shall be kept clear for emergency vehicles and for fire and safety purposes.

Roadway Obstructions:

Any roadway obstructions shall be located as close as possible to the curb and shall be marked with safety reflectors, cones, and/or devices. At no time shall two or more obstructions be placed so closely together as to cause congestion of the roadway. All roll offs and other obstructions located on the street after normal construction hours shall have warning cones or other devices that are visible during the period from dusk to dawn, with no exceptions. Failure to comply with this requirement may result in fines and/or other conditions levied against the homeowner by LVA.

Temporary Storage Structures: Are prohibited.

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**PERMITS**

**THE IMPORTANCE OF ARCHITECTURAL PERMITS**

These permits are placed in the residence address file as a reference for future owners, for modifications, for information regarding manufacturers, contractors, installers, dates of installation, etc.

**MODIFICATIONS THAT REQUIRE AN ARCHITECTURAL PERMIT**

All exterior modifications to any structure in Leisure Village require an Architectural Permit. This includes, but is not limited to, satellite antennas, alarm systems, exterior doors, screen doors, planter edging, exterior electric including low voltage wiring, fences, garden walls, fireplaces, garage doors, gutters, handrails, exterior lighting, mailboxes, masonry overlays, patio covers, patio enclosures, patio veneer walls, patio storage, driveway ramps, skylights and solar tubes, solar collectors, retaining walls, penetration of stucco walls, paint on stucco surfaces, water conditioning, emergency escapes, window replacement, wing wall modifications, and maintenance of exterior structure including repairs.

**MODIFICATIONS THAT REQUIRE A PERMIT FROM THE ASSOCIATION OFFICE**

Re-piping, termite repair, or other improvements that fall within the responsibility of the Leisure Village Association's insurability require a permit or other documents processed by the appropriate Leisure Village Association Office personnel.

Work which is done without approvals shall be subject to possible corrections, removal, fines or other actions deemed necessary by LVA.

**PROHIBITED ITEMS AND CONDITIONS**

The following items are absolutely prohibited within the Village:

1. Colors not in accordance with Architectural Guidelines.
2. No window shall be covered with aluminum foil, paper, reflective tint, or other inappropriate covering.
3. Paint on any stucco surface not approved by the ARCH or LVA Board of Directors.
4. Unfinished metal finishes on any structure.
5. Residential installation of awnings with fabric coverings and other structures of temporary or movable nature such as gazebos, etc. Umbrellas are allowed over tables or on vertical stands, umbrellas not to exceed 10' in diameter. Cantilevered support is not allowed. Umbrellas must be collapsible and always lowered overnight. Installations in common areas are subject to review and approval of the ARCH.
6. Sports equipment such as basketball hoops, volleyball nets, horseshoe pits, etc.
7. Exterior speakers of any type.
8. Irrigation systems that connect to pipes on either side of the backflow device.
9. Objects of any kind on mow strips.
10. Window mounted air conditioners.
11. No trellis or similar structure attached to the exterior stucco or wood wall, except a divider wall.



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

**CAMARILLO CITY BUILDING PERMITS**

As the owner of the Lot, it is your responsibility to obtain all required City Permits and abide by all applicable laws in connection to your Lot and exclusive use common area.

If you have questions concerning the need for a City Permit, contact the Camarillo City Building and Safety Department.

**ARCHITECTURE PERMIT APPLICATION CHECKLIST**

- Obtain and read all governing documents and regulations (including pictures, preliminary plans with dimensions, sketches, and contractor info, etc.)
- Meet with an ARCH Member or LVA Compliance Inspector for consultation.
- Obtain necessary Architectural Permit Application forms and applicable addenda.
- Design the improvement. Utilize professionals whenever needed.
- Submit final plans to the ARCH for review and approval. (Plans which do not conform to these guidelines, or any other required conditions must be corrected and resubmitted.)
- Update/correct/supplement materials submitted as required by the ARCH action and resubmit for ARCH approval.
- When all paperwork is completed and available begin construction. Arrange work schedule with contractors and coordinate with main gate security for their entry into the Village.
- Complete all landscaping requirements associated with the project or required by the final ARCH approval.
- Contact LVA Compliance Inspector for any necessary intermediate or final inspections.

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

**INSTRUCTIONS FOR FILLING OUT THE ARCHITECTURAL PERMIT FORM**

Items identified with three asterisks must be included before the application will be accepted for review. The ARCH will provide assistance if requested. See page 17.

Items required as supporting documents will be determined during the initial review of the project and annotated on the checklist provided to the applicant.

Applicants should feel free to contact any member of the ARCH for assistance during this process.

Note: Applicants are cautioned not to order or buy items to be used in improvements until their application has been approved.

**Applicants be aware that failure to complete the Architectural Permit form, or to include necessary plans and supporting documents, will result in the return of all materials to the applicant.**

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

SAMPLE ONLY – Do Not use for permit application

**LEISURE VILLAGE ASSOCIATION, INC.  
ARCHITECTURAL PERMIT APPLICATION**

PERMIT NUMBER

**PRINT CLEARLY**

Owner's Name \_\_\_\_\_ Village Address \_\_\_\_\_  
Model Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_ License No. \_\_\_\_\_  
Detailed Description of Project \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS:** By signing this Permit Application, owner(s) agrees to hold the Association harmless from all obligations, controversies, suits, or actions that may arise in connection with the work described in or done in connection with and pursuant to the permit. Owner accepts responsibility to maintain said improvements. Owner understands that the sprinkler system, trees and shrubs may not be altered or changed without further approval of the Association.

**WORK MAY NOT COMMENCE ON THIS JOB UNTIL THIS PERMIT IS SIGNED BY THE ARCHITECTURAL COMMITTEE CHAIRPERSON. PERMIT EXPIRES IN 60 DAYS, UNLESS EXTENDED BY THE CHAIRPERSON. A COPY OF THIS PERMIT MUST BE DISPLAYED AT THE JOB SITE.**

**OWNER ACKNOWLEDGMENT:** It is highly recommended the Owner obtain all required City of Camarillo Building Permits for work being done. A business doing work with a total value over \$1,000.00, (labor and materials), is required to be licensed with the State of California Contractor's License Board. A business without a Contractor's License is limited to work involving \$1,000.00 or less, (labor and materials). Contact a licensed insurance professional concerning appropriate levels of insurance the business should carry to work on your home. Owner acknowledges receipt of the Architectural Guidelines.

I have read and understand the foregoing conditions fully and by signing this Application I agree to abide by all terms and conditions herein set forth.

Homeowner's Signature \_\_\_\_\_ Date \_\_\_\_\_

**UPON COMPLETION OF THIS PROJECT PLEASE CALL THE LVA COMPLIANCE INSPECTOR AT 484-2861.**

**FOR COMMITTEE USE ONLY**

Committee Consultant \_\_\_\_\_ Date \_\_\_\_\_

Guideline Page Number(s) \_\_\_\_\_  
Waiver Required \_\_\_\_\_ Irrigation Required \_\_\_\_\_ On-Site Inspection \_\_\_\_\_

Approved to proceed: Date \_\_\_\_\_ By \_\_\_\_\_ Chairperson \_\_\_\_\_

Compliance Inspector: On-Site Inspection (if needed) \_\_\_\_\_ Date \_\_\_\_\_

Final Inspection \_\_\_\_\_ Date \_\_\_\_\_

Permit Denied \_\_\_\_\_

Distribution: White-LVA Office      Yellow – Committee      Pink: Homeowner/Contractor

REV 02/10/2025

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

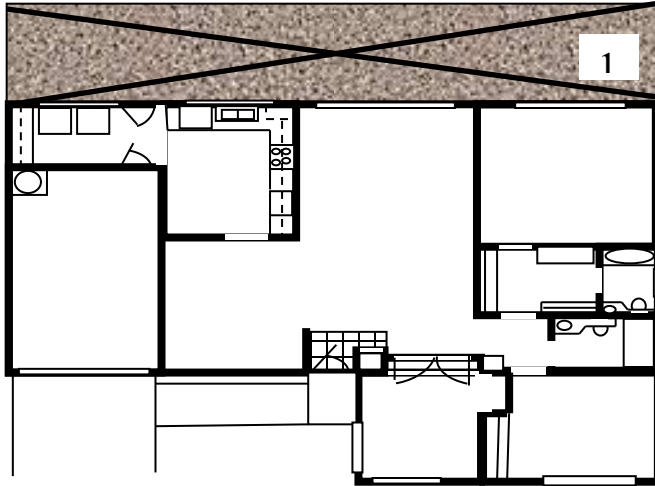
## FLOOR PLANS

TYPICAL FLOOR PLANS

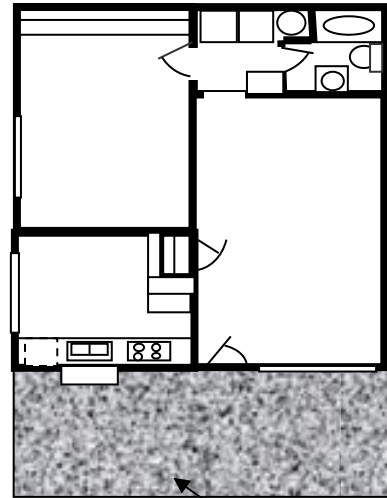
“X” areas and items 1, 2, see page 45.

Drawings not to scale

Amalfi

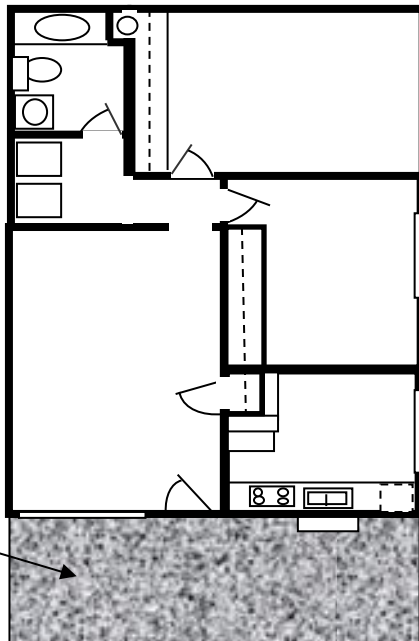


Avalon



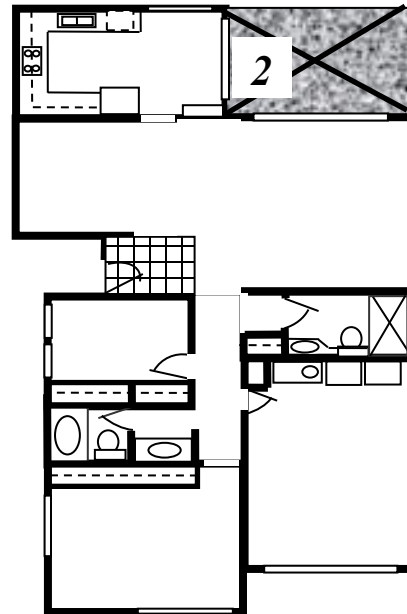
See Note

Balboa



See Note

Bel Air



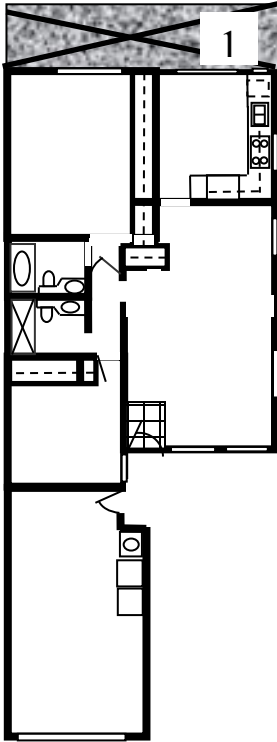
Note: Prohibited to construct patio cover or patio enclosure. This space is an occupancy separation.

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

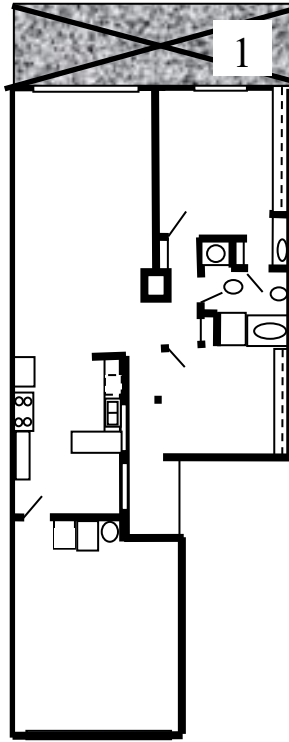
**TYPICAL FLOOR**

“X” areas and items 1 and 2 see page 45

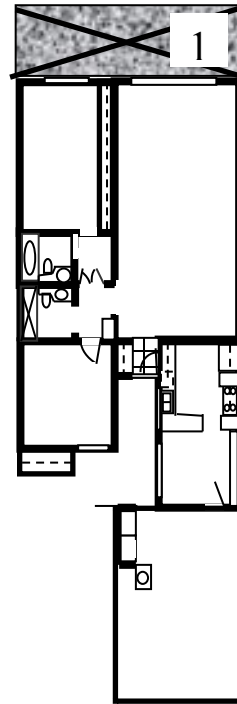
**The Brentwood**



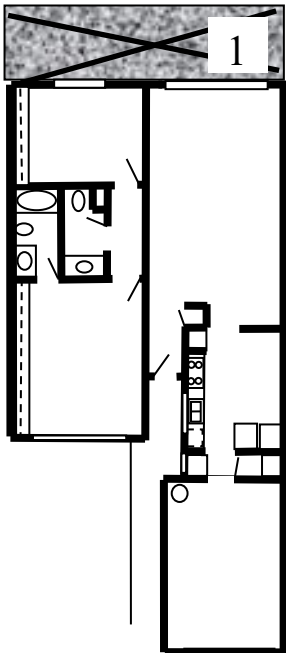
**The Camarillo**



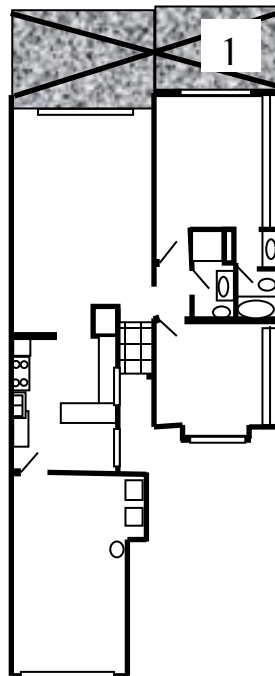
**Capri**



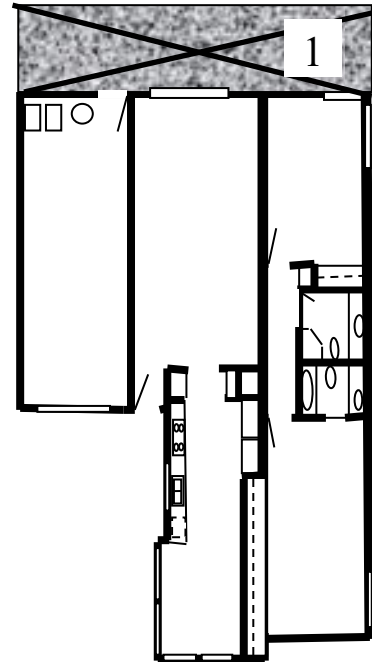
**Coronado**



**Coronado**



**Delmar**



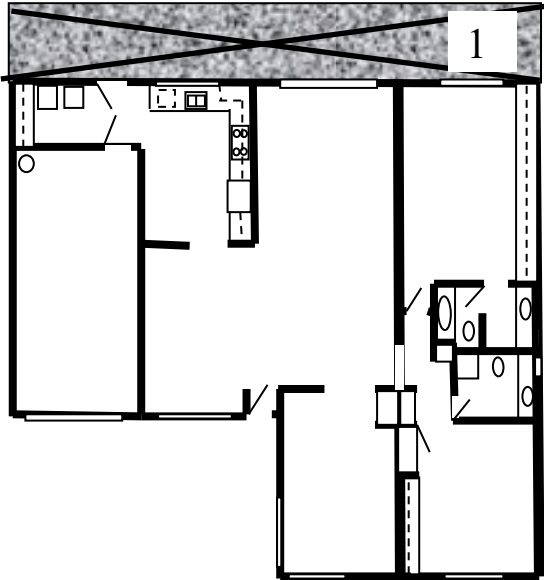
**All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.**

**TYPICAL FLOOR PLANS**

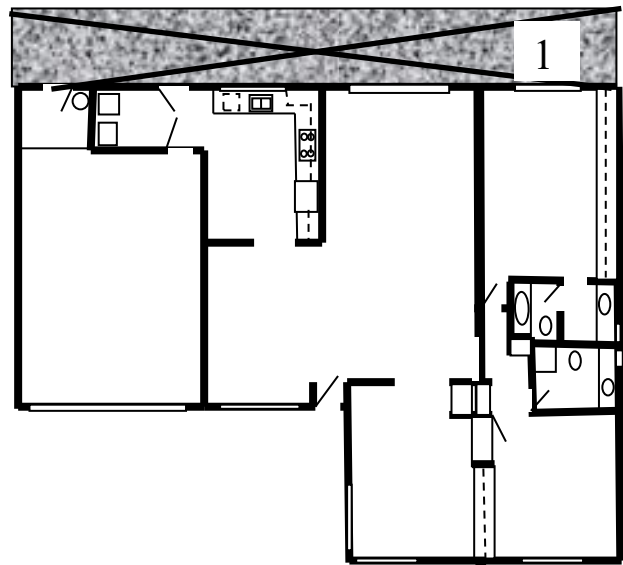
“X” areas and items 1 and 2 see page 45.

Drawings not to scale

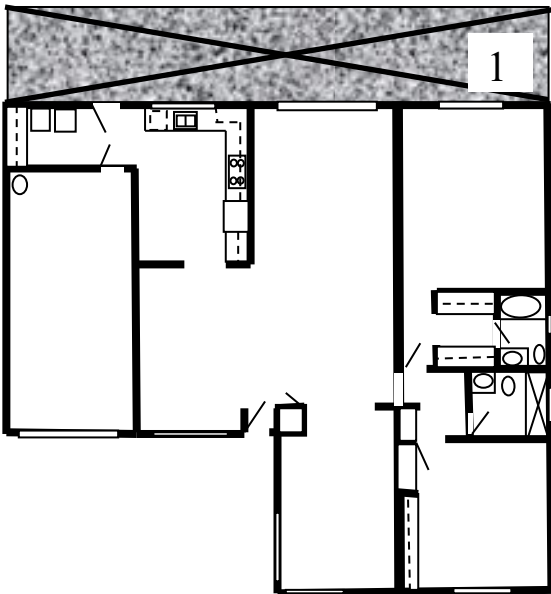
**El Dorado**



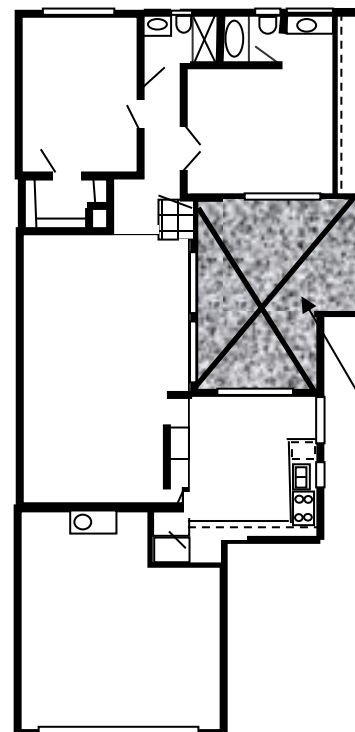
**El Dorado I**



**El Dorado II**



**Fiesta**



Patio Cover  
Only Permitted  
in this area



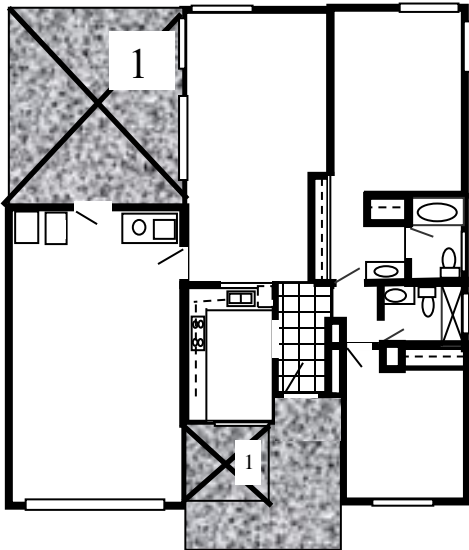
**All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.**

**TYPICAL FLOOR PLANS**

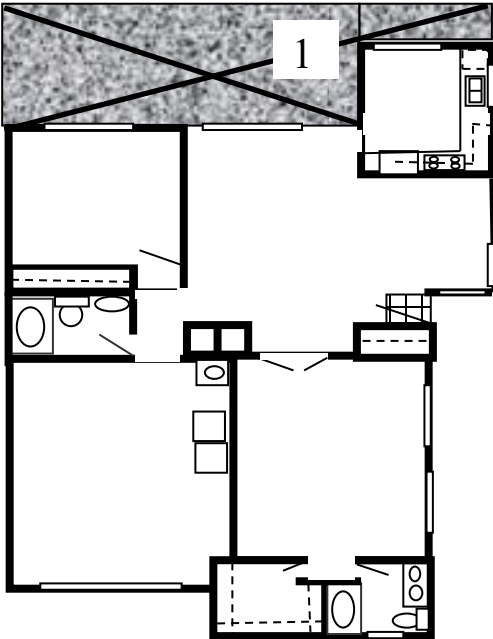
“X” areas and items 1, and 2 see page 45

Drawings not to scale

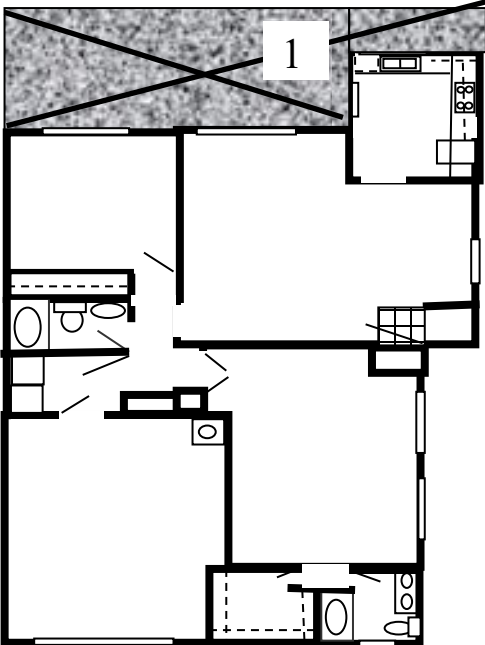
**Galaxy**



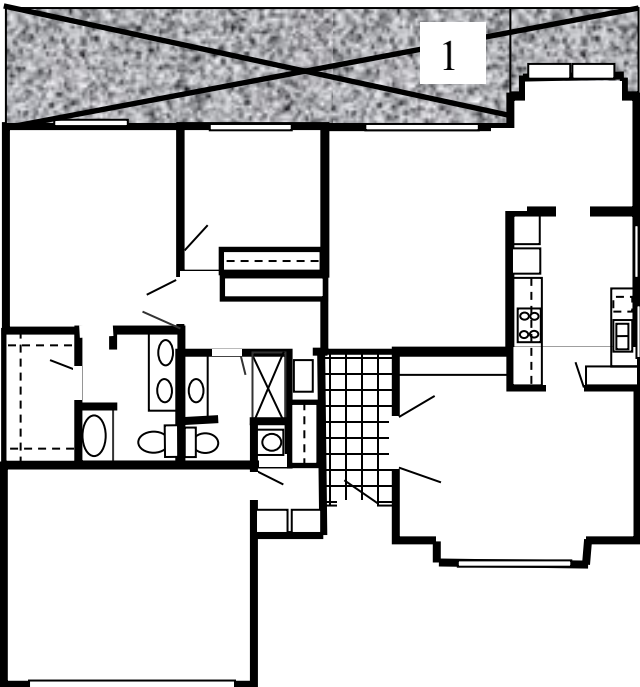
**Holmby I**



**Holmby II**



**La Jolla**

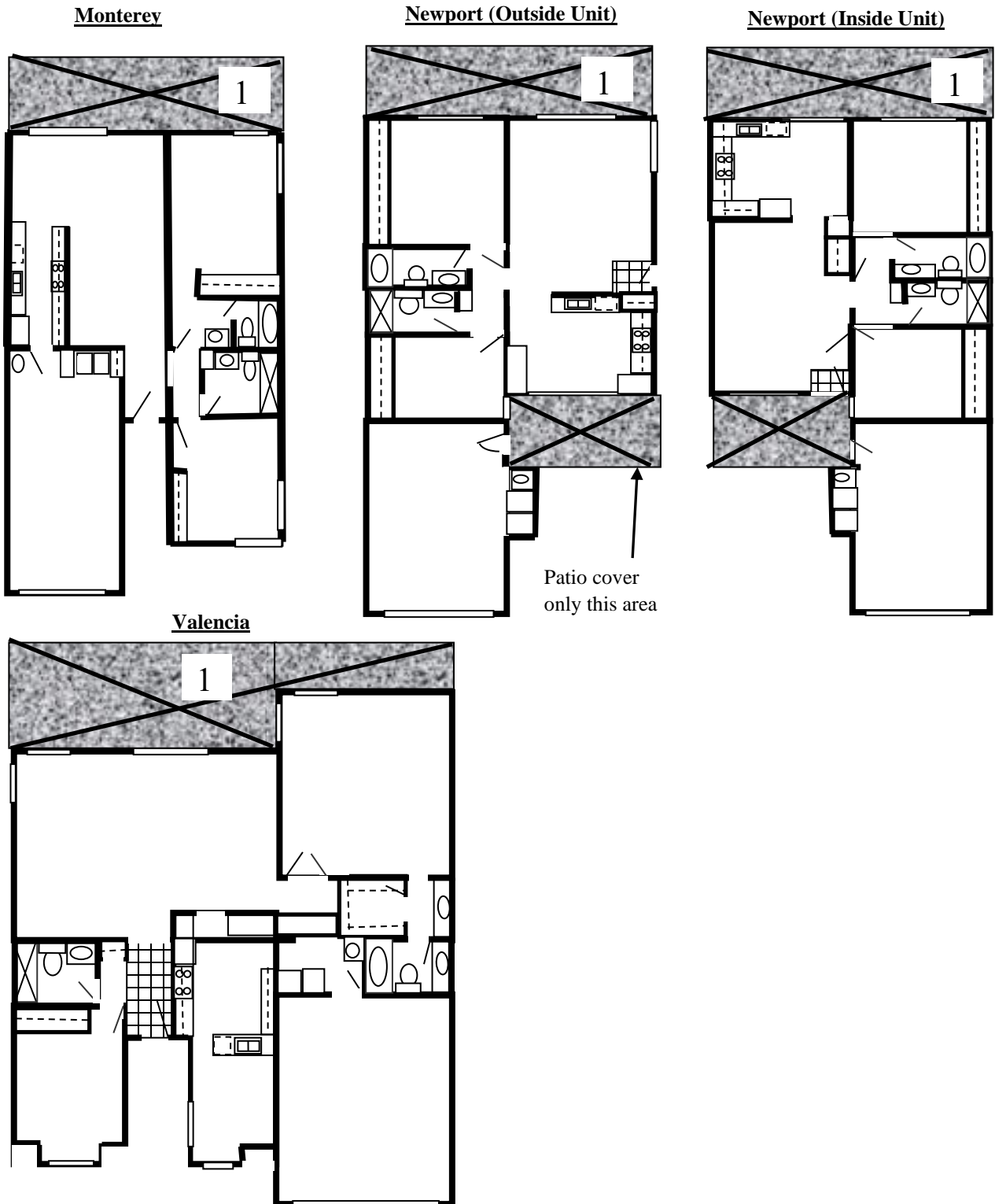


**All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.**

**TYPICAL FLOOR PLANS**

“X” areas and items 1, and 2 see page 45

Drawings not to scale



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

**IMPROVEMENTS (In alphabetical order)**

**ADDRESS NUMBERS**

Address numbers shall be a maximum of 4” high, shall be contrasting in color (no brass or gold-colored numbers), and shall be readily visible at night per current Fire Prevention Standard. Lighted address fixtures are allowed in addition to standard address numbers. In the event a structure is not visible from the street the address numbers shall be posted adjacent to the driveway entrance. Verify address locations with the Fire Department for conformance with their standards. House number fixtures shall be installed with no visible exterior wires. Standard designs for addresses have been adopted. Alternates shall be submitted and will be judged on their design compatibility with the standards. Custom boxes must be integrated with the materials of the structure. See page 62.

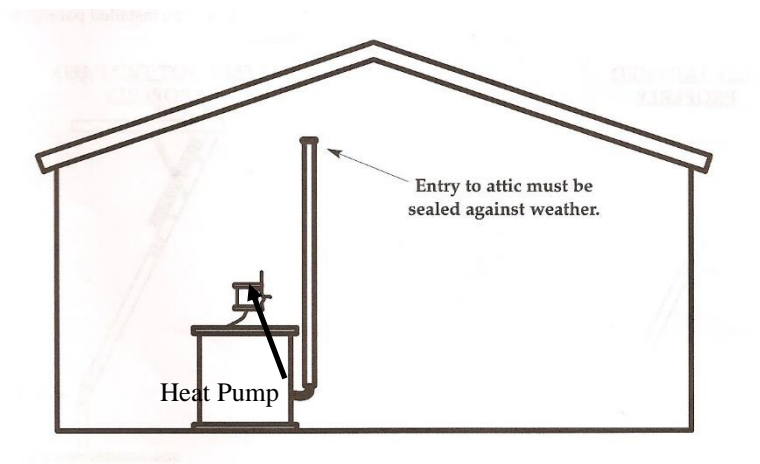
House numbers are to be installed by the Leisure Village Association on one of the windows in the rear of the home. Contact the LVA office if your house numbers are missing.

**AIR CONDITIONER**

1. An Architectural Permit is required.
2. Exposed sheet metal and or metal conduit must be properly prepared and painted to match stucco as close as possible.
3. When air conditioner is relocated onto a new concrete pad the original pad must be removed.
4. All holes remaining in the stucco from the installation must be patched with matching texture and colored stucco or exterior rated matching colored caulk. Relocation or installation of an emergency shut-off box may require it to be painted to match the stucco color as close as possible.
5. Window installed air conditioners are prohibited.
6. Site inspection required if unit relocated.

**HEAT PUMP**

1. An Architectural Permit is required.
2. Unit may be placed on existing pad.
3. Relocation must be approved, and the original concrete pad must be removed.
4. Site inspection required if unit relocated.



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**TV SATELLITE ANTENNAS**

All installations shall be reviewed on a case-by-case basis and compliant with the current Federal Communications Act.

1. An Architectural Permit is required.
2. Site inspection required. Location must be approved prior to installation. Fascia mount is approvable only with proper mounting device.
3. Maximum dish diameter per current Federal Communications Act.
4. Mounting locations other than the fascia will be considered with written permission from the ARCH.
5. Installation must be weather-tight and performed in a workmanlike manner.
6. No roof penetration is allowed.
7. Caution: Do not commence work until all plans are approved.
8. ANY DEVIATION FROM APPROVED LOCATION MUST BE APPROVED BY THE ARCH PRIOR TO INSTALLATION.
9. Requests by installers to change location from that approved must be accompanied by certified third party test data that clearly support the change.
10. Exposed cable shall be minimized and colored white or tan.
11. Homeowner assumes legal responsibility for any liability that arises from the installation.

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**ALARM SYSTEMS**

All external alarm system equipment shall be submitted to the ARCH for review and approval including manufacturer's catalog and location of installation.

**CONCRETE PATIO SLAB AND WALKWAY**

All installations shall follow industry standards.

1. Architectural Permit required for any new installation or modification of an existing patio slab or walkway.
2. Site inspection required.
3. Agreement and Covenant to Indemnify Association may be required.
4. Maintenance and repair at homeowner's expense.

**COVERS**

1. Architectural Permit required.
2. Submit sketch of design and material requirements to the ARCH.
3. Softener covers. See page 59.
4. Any other type of cover, submit information for cover to the ARCH for approval.

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

**EXTERIOR DOORS**

Existing exterior doors may be replaced with new doors which shall match the design and colors of the existing home. Submit a manufacturer's catalog or photograph for review and approval. Exterior doors which are not in compliance with current color standards and have not been replaced under an approved Architectural Permit are non-compliant. An Architectural Permit application must be filed to permit the door to be painted a non-compliant color. If permitted the door becomes a custom door, and all maintenance becomes the responsibility of the owner.

**ENTRY DOORS AND DECORATIVE PANELS**

1. DO NOT ORDER OR PAY FOR DOOR UNTIL APPLICATION IS APPROVED.
2. Front entry doors may be changed to more decorative types. All designs must be submitted for approval.
3. Decorative side panels near entry doors may be changed also under the same restrictions.
4. All changes in the front entry must be made in a way compatible with the building and environment.  
The ARCH retains sole authority and discretion for approval of any proposed changes in this area.
5. Doors may be painted approved colors or finished natural wood. See page 63.
6. Painted doors shall be color-coordinated with building trim. See page 63.
7. An Architectural Permit is required.

**SCREEN DOOR AND SECURITY DOORS**

1. Submit a manufacturer's catalog or photograph for review and approval of door style and color.
2. Doors must be equipped with a closing mechanism and latch to prevent rattling or banging due to wind.
3. Doors, including retractable screens, must meet current color standards. See Page 63.
4. An Architectural Permit is required.



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

**ELECTRICAL WORK**

House Current 110 Volts - 220 Volts

1. The City of Camarillo requires a permit for most electrical, plumbing, heating, ventilating, and air conditioning work. If there is a question, inquire with Camarillo City Building and Safety Department.
2. When exterior work is involved, an approved Architectural Permit is required.

Low Voltage Wiring

1. Low voltage wiring requires an Architectural Permit.
2. Low voltage light supply systems must be connected with a Ground Fault Circuit Interrupter (GFCI) outlet.
3. Low voltage lighting must be installed more than 6” from the walkway, 12” from the lawn and no closer than 4’ apart to avoid damage from landscape operations.
4. Solar powered lights must comply with all applicable parts of this guideline.
5. Landscape lighting can be a combination of decorative, ground mounted lighting, and path lighting.
6. All decorative and landscape lighting is the responsibility of the homeowner to maintain, repair or replace, even if damaged by landscape operations.

Electric Generator

The installation of a non-portable electric generator used to supply the residence is allowed.

1. An Architectural Permit Application is required.
2. Bring a copy of the product brochure from the manufacturer for committee review. Show the proposed location of the generator and propane tank on a floor plan of your model home.
3. Site inspection required.
4. Generator shall be installed on a raised concrete pad. LPG tank used with the generator shall have a tank cover.

Installation of the generator and propane tank in a Full Maintenance Garden bed will remain full maintenance compliant.

A portable electric generator used to supply power to the residence is allowed and does not require an Architectural Permit Application as long as there is no exterior electrical connection to the main electrical panel that will be used to run the portable generator. A raised concrete or paver pad for a portable generator installed in a Full Maintenance Garden bed will remain Full Maintenance compliant.

Follow all manufacturers’ recommendations concerning the safe location and storage when not in use.

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

**PATIO FENCES, DIVIDER WALLS, and PET FENCES**

1. Definitions:

Patio Fence: Shall be solid, 36” in height, between the common area and the patio, parallel to the building line. A 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 the 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.

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

6. Fence/Wall Maintenance Requirements:

- a. Repairs or replacements of fences are the responsibility of the homeowner, and an Architectural Permit is required.
- b. Replacement of boards or top rail in compliance with current specs is considered a minor repair and does not require an Architectural Permit and may be performed by the homeowner (See page 37-38). Replacement or repairs for fences or divider wall exceeding a cost of \$500 require an Architectural Permit. All new wood must be primed on all six surfaces.
- c. Painting on the exteriors of existing wooden fences is done by the LVA paint contractor on an LVA Board approved rotating schedule. Additional painting of the interior and exterior of the fence is the responsibility of the Homeowner.
- d. Existing wood divider fences between roof-mates will be painted by the LVA paint contractor on the same rotating schedule.
- e. Site inspection is required.

7. Mow Strip Requirements:

- a. If sprinklers interfere with mowing strip, they shall be relocated. Sprinkler work may only be performed by LVA personnel. A Green Sheet is required to accomplish sprinkler modifications. 10-day notice is required for modifications.
- b. Standard 8” mow strips and mow strips which require proper drainage are at the expense of the homeowner. Mow strip shall follow the contour of the ground or turf grass. 8” mow strip measurement starts at greatest projection of construction project such as fence posts and slump stone wall pilasters.

8. Encroachment into the common area shall not exceed 18”. Encroachment area may be used for fence, slump stone wall, and mow strip only.

9. ARCH Approval: Required on all fence and wall construction or removal. Repairs as noted on 6b. above do not require ARCH approval.

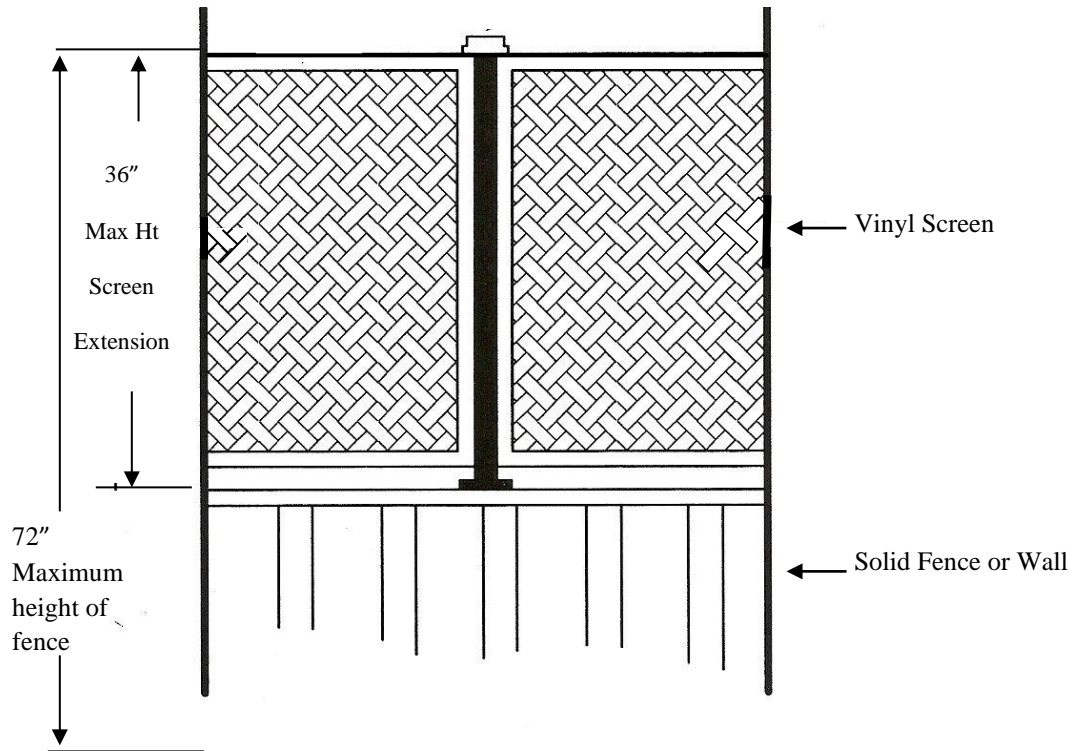
10. Site inspection required.

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

**FENCE - SCREEN EXTENSION**

Screening on Fences or Walls: Additional patio screening areas shall be framed with supports secured to the fence or wall. The maximum height of the screening is 3' and shall be a consistent height on all sides. Screening design options are subject to approval of ARCH.

Note: Drawing not to scale

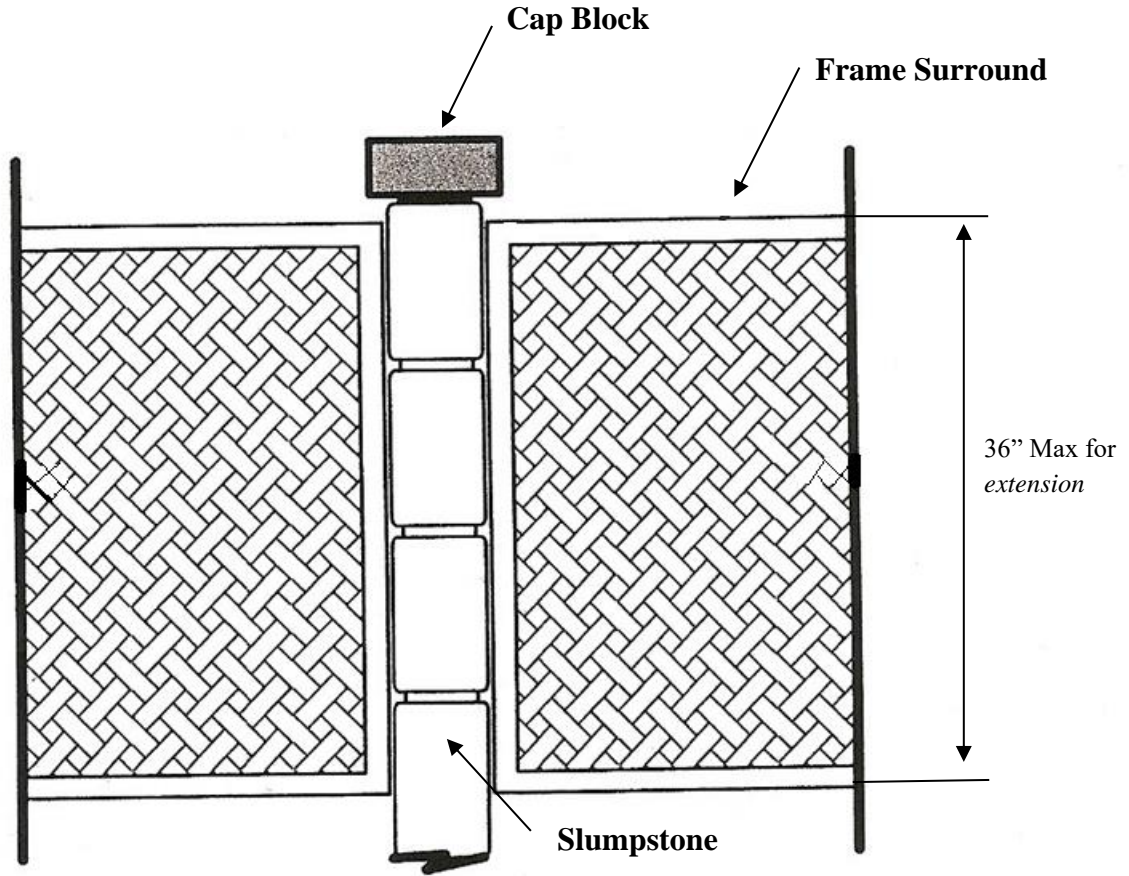


1. Material must be vinyl or approved non cellulose material.
2. An Architectural Permit is required.
3. Vinyl colors: Refer to LVA Approved Schedule of Colors.
4. Site inspection required.

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

**ALTERNATE TOP DETAIL EXTENDED PILSTERS**

*Note: Drawing not to scale.*

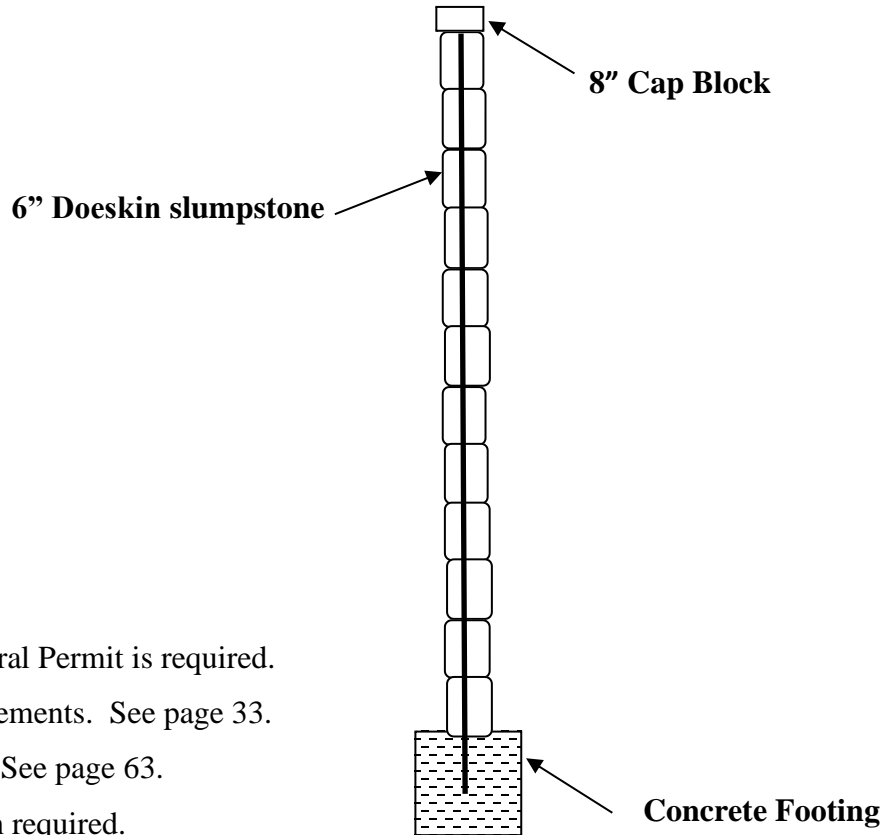


Notes:

1. Mount lattice through frame with 1/4" lag screws into lead seats in pilaster, or equivalent anchoring method.
2. Vinyl is approved. Redwood lattice properly framed and painted is an accepted alternate.
3. An Architectural Permit is required. Site inspection is required.
4. Vinyl colors: Refer to LVA Approved Schedule of Colors.

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**6' MASONRY DIVIDER AND PRIVACY FENCES**

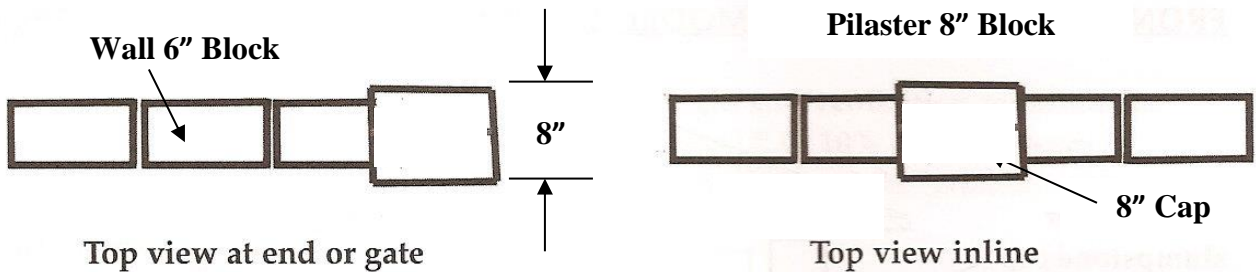
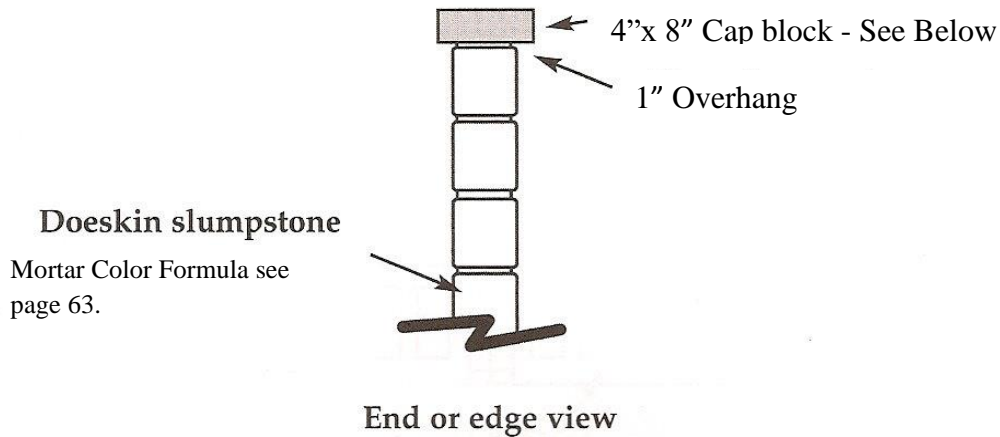


Notes:

1. An Architectural Permit is required.
2. Pilaster requirements. See page 33.
3. Mortar color. See page 63.
4. Site inspection required.

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**MASONRY PILASTERS**



Notes:

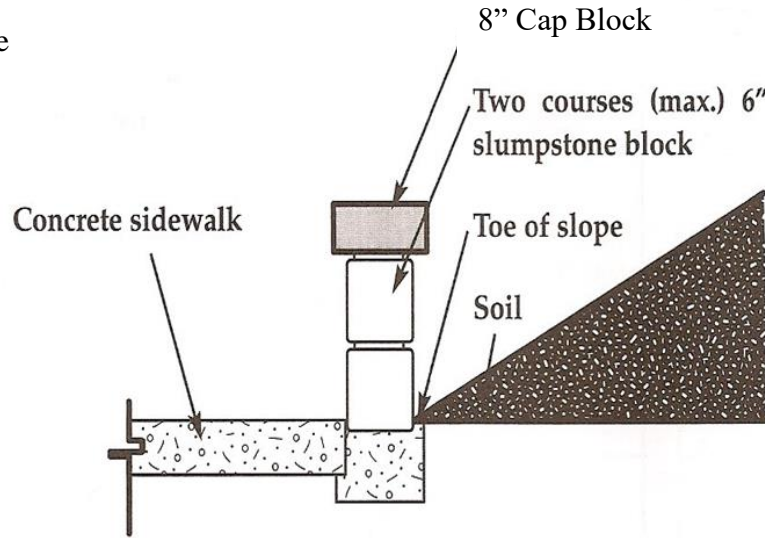
All construction details of the associated wall or fence shall apply to the pilaster, except as follows:

1. Cap block shall extend 1" beyond primary block construction, except on faces where a gate or its latch plate will be mounted.
2. When the size of the pilaster is such that a standard masonry unit is not available to meet these requirements, standard units may be cut.
3. Pilasters are required at all openings, gates, corners, and in any run of 16' or more. Maximum spacing is 8'.
4. Site inspection is required.

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**SLOUGH WALL**

Drawings not to scale



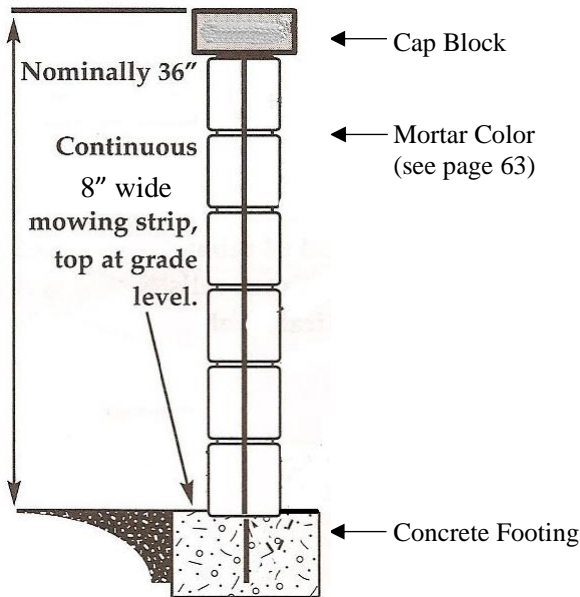
Caution: Not designed for horizontal loads. In the event of a horizontal load on the wall, the wall must be designed by a registered professional engineer.

1. An Architectural Permit is required.
2. An LVA Landscape Permit is required.
3. No load retaining slough walls are permitted.
4. The soil and vegetation behind a slough wall and their maintenance are the sole responsibility of the owner but must be approved by the LVA Landscape Supervisor.
5. Site inspection required.

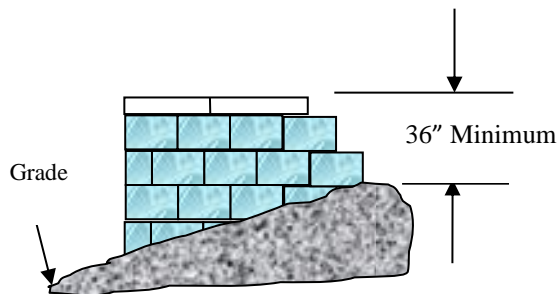


**All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.**

**SLUMPSTONE GARDEN FENCE 3'**



1. An Architectural Permit is required.
2. The bottom course shall have weep-hole spaces between blocks.
3. Pilasters are required at gates and corners. Pilasters are also required in any segment over 16' in length. See page 33. Maximum spacing is 8'.
4. Garden enclosures shall contain at least one (1) gate or opening. The minimum width of this opening or gate shall be 36\".
5. In the event the grade outside of the garden wall is higher than the grade within, homeowner may be responsible for solution as approved by ARCH.
6. Height above grade shall be 36\" dependent on grade, slope, etc.
7. Site inspection required.



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**VINYL FENCING**

36” Patio or 72” Privacy continuous solid adjacent plank fencing.

Notes:

1. An Architectural Permit is required.
2. Colors: Refer to LVA Approved Schedule of Colors.
3. Enclosed areas require a 36” minimum opening or gate.
4. Nails or screws must be corrosion resistant.
5. Posts must be located no more than 96” on center.
6. Post footings plus mowing strip may encroach into common area 18” max.
7. An 8” mow strip required where lawn is adjacent to fence.
8. Fence shall be solid, 36” in height. Maximum of 36” may be added to the height of a 36” fence with lattice type enclosures for additional privacy.
9. Divider fence shall be solid 72” in height.
10. Site inspection required.

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**WOOD FENCE-PATIO AND PRIVACY**

New or replacement wood patio and privacy fences are not recommended due to continued maintenance requirements and the potential exposure to wood destroying organisms including the expense to treat for them.

If the existing wood fence was installed as part of the original construction of the property, the homeowner has the option to repair or replace the fence with wood and paint it a color listed in the Leisure Village Schedule of Approved Colors.

The homeowner also has the option to remove and not replace the wood fence. The fence post footings shall be removed and all holes filled with dirt.

Site inspection required.

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

**6' HIGH WOOD DIVIDER FENCE**

If less than 50% of a wood divider fence is damaged, it may be repaired with matching wood and painted the original color.

Options available to the homeowner with respect to repair or restoration of a divider fence include replacing the wood fence with vinyl or slump stone. If a wood fence was part of the original construction of the home, the entire fence can be replaced with wood. Wood fencing shall be painted a LVA approved color.

Note: The use of wood for the entire replacement is not recommended due to continued maintenance requirements and the potential exposure to wood destroying organisms including the expense to treat for them.

Site inspection required.

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**FIREPLACES AND CHIMNEYS**

Fireplaces and chimneys shall be constructed to meet the City of Camarillo requirements, Ventura County and California State codes and regulations.

1. A Camarillo Department of Building and Safety handout sheet for masonry fireplaces is recommended for planning and application purposes.
2. All chimney façades are subject to approval. Metal stack is not permitted.
3. The owner is responsible for any roof leakage or water damage resulting from the installation.
4. An Architectural Permit is required. Site inspection required.
5. Prefabricated zero clearance systems are allowed.

**FLAGS AND FLAGPOLES**

1. Allowed in exclusive use common area as defined in plans, pages 18-22. May also be attached to walls and fascia of residence with poles not exceeding 6' in length. Free standing flagpole length not to exceed 6' above highest point or peak of the roof of residence.
2. Installations of flagpoles must be in accordance with manufacturer instructions.
3. Flag options include United States of America, institutional themes (i.e. military), and non-commercial flags.
4. Site inspection required.
5. Architectural Permit is required for attachment to walls and fascia of residence.

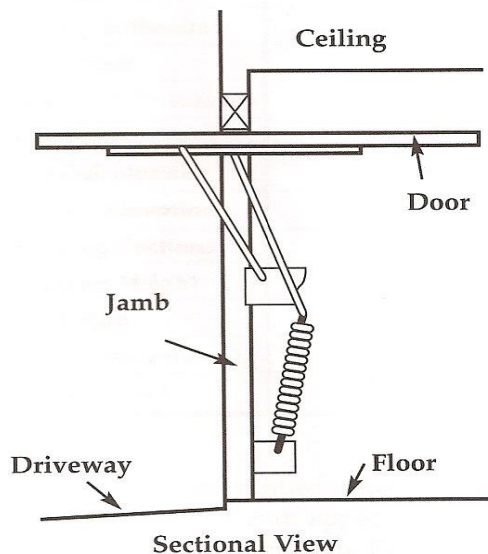
**All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.**

**GARAGE DOORS**

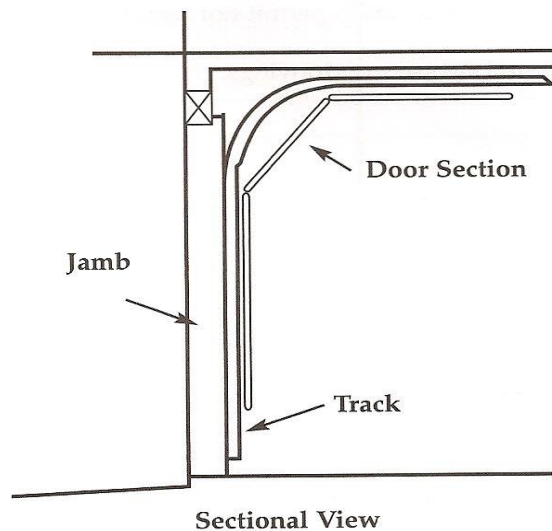
Existing garage doors may be replaced with new, one-piece or roll-up, sectional doors only. Garage doors shall be consistent in style of panel, window, and color with the neighboring garage door within the home's roofline. A mail slot is allowed and shall be a self-closing, commercial style consistent with the door style. Submit a manufacturer's catalog or photograph of the proposed garage door along with a photograph of the neighboring garage door.

1. DO NOT ORDER OR PAY FOR DOOR UNTIL ARCHITECTURAL PERMIT IS APPROVED.
2. Refer to the LVA Approved Schedule of Colors.
3. Windows and Style: Windows are not mandatory. If you and your roof mate both have no windows in your garage doors, then you may replace your garage door with windows of your choice. Should the roof mate choose to add windows to their garage, the windows must match as close as possible to the first chosen style of window.
4. Mail Slot. See page 43.
5. All new trim wood must be painted on all 6 sides prior to installation. Color per page 63.
6. Exposed wood should be painted.
7. At time of either sale or transfer of ownership of property, the owner-occupied property changes to a tenant occupied income producing lease, or there is a change to an existing lease, a wood constructed garage door may remain wood as long as any required repair or restoration does not involve more than 50% of the garage door. If required repair or restoration involves more than 50% of the garage door, it shall be replaced by a modern aluminum, steel, or other material acceptable to the ARCH.
8. Site inspection required.

**SPRING BALANCED, ONE-PIECE DOOR**



**SECTIONAL OVERHEAD DOOR**



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

**GUTTERS**

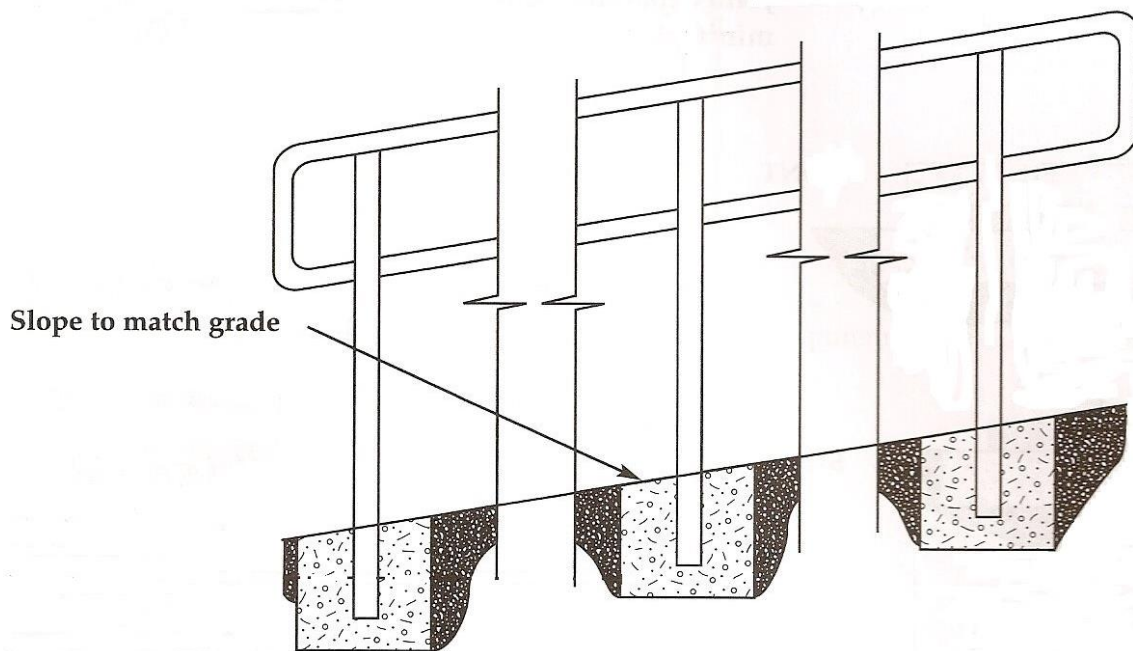
1. An Architectural Permit is required. Show location of gutters on drawing of floor plan.
2. Owner will be responsible for proper maintenance and liability.
3. Gutter color to match as close as possible to existing trim.
4. Downspouts are required. Color shall match the mounting surface.
5. Gutter guards are allowed on new or existing gutters. Follow manufacturer installation instructions to ensure proper installation.

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

**HANDRAILS**

Handrails for stairs, walkways, ramps, etc. will be considered where necessary and practical. Handrails shall be set in concrete either concealed below grade or finished to match the adjacent walk. All sizes, spacing, supports, etc. shall be coordinated with the City of Camarillo. Special attention shall be given to transitions from one material or surface to another. Proper accessibility shall be considered.

All accessibility, ramps, handrails, etc. must be in accordance with the City of Camarillo requirements. LVA Indemnity Agreement is required.



1. An Architectural Permit is required.
2. Alternate designs may be considered.
3. Pipe rail materials shall meet Camarillo City, Ventura County, and California State requirements.
4. Paint with one (1) coat metal primer, two (2) coats enamel of the ARCH approved colors.
5. Site inspection required.



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

**EXTERIOR LIGHTING**

All new or changes to any exterior lighting and yard lighting shall be submitted for Architectural Permit. Lighting must be decorative wall, ceiling, recessed ceiling, or ground-mounted lighting fixtures. Exterior lights mounted on buildings shall not exceed 120” above the adjacent grade, except on the underside of a roof, which may be higher. Security lights, floodlights, and other similar lights will be considered where such lighting fixtures allow for the illumination of the walkway or common area access to the residence. Security lights shall be located to conceal the fixture and shall have a decorative cover to conceal the bulbs. Security lights shall be used only in the case of emergency or security and shall not be used for general lighting. Maximum wattage for all bulbs is 40 watts or 450 lumens.

It is necessary to shield lights from neighboring property and public rights of way with cut-off shields or landscape. To prevent disturbing glare alternative lighting methods rather than the more common placement of floodlights on eaves that shine into people’s eyes and onto others’ property are recommended. Lighting shall be clear or white color. Colored lights are not allowed.

High pressure sodium or low-pressure sodium fixtures are prohibited.

**LANDSCAPE LIGHTING**

Landscape lighting shall be a combination of decorative ground-mounted lighting and path lighting. All landscape lighting is the responsibility of the homeowner to maintain, repair or replace, even if damaged by landscaping operations.

Border lights shall be spaced no closer than 4’ apart and shall be installed within 6” of the walkway and 12” from the lawn to avoid damage from landscaping operations.

**MAILBOXES –MAIL SLOTS**

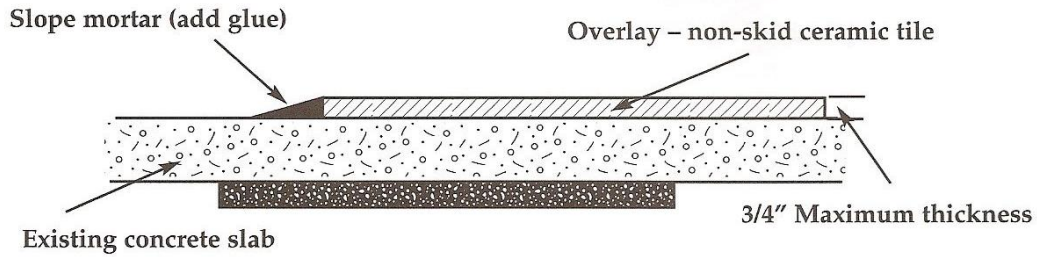
Postal Department Regulation D041 describes the standards for letterboxes or other receptacles for the deposit or receipt of mail.

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

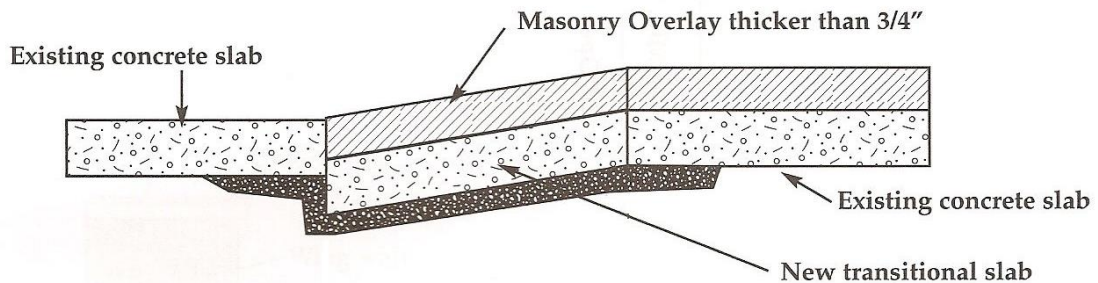
**MASONRY OVERLAY**

1. An Architectural Permit is required.
2. Owner is responsible for proper maintenance and liability.
3. New overlay materials will be considered by the ARCH.
4. LVA Indemnity Agreement shall be required.
5. Projection of overlay beyond foundation must be supported.
6. Masonry overlay includes any material installed over the existing concrete surface. Examples include, but are not limited to tile, stone, epoxy-based products, and concrete paint.
7. Site inspection is required.

**THIN OVERLAY**



**THICK OVERLAY**



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

**PATIO COVERS AND ENCLOSURES**

**Allowable Encroachments:**

The Floor Plan Section (pages 18-22) defines the plan locations where patio covers, and patio enclosures can be built. An Architectural Permit is required. Site inspection also required.

Numbers in squares indicated on each of the floor plans in the drawings refer to the following conditions and limitations for installation of the patio covers and patio enclosures. See Floor Plan Section, pages 18-22 and the LVA Declaration of Covenants, Conditions and Restrictions Exhibit "A" - Exhibit 1 through 9, page D-33.4 through D-33.21

1. A patio cover or patio enclosure is permitted in the area marked by an X. The permissible width of such construction cannot exceed the plan width of the patio area shown in these drawings.
2. Where there is no living unit on one side of the patio area, it is permitted to construct a patio cover or patio enclosure on any portion of the patio area.

Patio covers and enclosures are an encroachment into the common area and must be constructed within allowed exclusive use common areas adjoining each lot.

An encroachment of 18" maximum is allowed into the common area for the wall, footing, and 8" concrete mow strip.

Existing hose bibs, electrical outlets, drains, etc., which are enclosed within the new patio enclosure, shall be relocated on the exterior wall of the patio enclosure. All structures shall satisfy the State of California Title 24 energy requirements.

Design must follow all Camarillo City, Ventura County, and California State building codes.

**Permits:**

1. An Architectural Permit is required.
2. Requirements established by the Camarillo City Building Department "Patio Sheet" or Camarillo City approved plans must be followed in all cases.

**Fascia:**

Fascia shall be constructed with materials consistent with the existing fascia. Fascia shall require detailing which is consistent with the architectural style of the structure. Fascia shall be primed on all six surfaces to protect the wood, prior to installation and painting.

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

**Existing Patio Enclosure and New Construction on Existing Structures:**

At time of either sale or transfer of property, an owner-occupied property changes to a tenant occupied income producing lease, or there is a change to an existing lease, a wood patio enclosure with an approved Architectural Permit may remain wood as long as any required repair does not involve more than 50% of the structure. If there is no Architectural Permit and/or required repair to the wood patio enclosure involves more than 50% of the structure, it must be removed completely or replaced complying with the new construction requirement listed below.

All new construction on any existing structure within Leisure Village shall include a stucco exterior. In cases where “board-and-batten” is desired to match existing structure features material used for this shall be of non-cellulose-based materials.

Fiber cement siding may be used to satisfy the non-cellulose requirements indicated in the rule: Style is 25” wide plank or 4’x8’ vertical select cedar mill. The finish is to be primed and painted with Leisure Village approved color. All trim, windows, doors, fascia, etc., are to be 4/4 style rustic grain, the width determined as appropriate, and the finish primed for Leisure Village color. Installation per manufacturer specifications may be vertical or horizontal. Structural responsibility is by the resident and installer. Color selection by resident is subject to ARCH approval. A Leisure Village Permit is required.

This requirement is intended to minimize the potential of damp-rot, dry-rot, or termite infestation. All repairs shall be subject to this requirement. In repair, removable fasteners shall be used such that the repair materials can be removed to facilitate future repairs that may subsequently be needed in the same location, if necessary.

Site inspection required.

**Patio Covers:**

Shade, patio, and garden structures shall be constructed of materials of any nature which are the same as those used on the main structure. If a lattice sunshade is proposed it shall be wood, vinyl, or aluminum and stained or otherwise finished to match the wood elements of the main structure. The wood shall be re-sawn lumber. Exposed wood structural members shall be 4” x 4” or 2”x 6” nominal for rafters, beams, and rails, 4” x 4” nominal for posts, and lattice or trellis materials shall be 2”x 2” nominal. Fiberglass covers will not be approved. Other types of shade, patio, and garden structures may be approved by the ARCH on a case-by-case basis. Shade cloth installed on the top of an open patio cover will be considered. Material used shall be secured to the patio cover on all sides and material used shall be designed for exterior use. An aluminum solid patio cover top shall be smooth in construction.

Lattice, trellis, or other building material attached to a part of the structure may not be used for growing vines or other plant varieties.

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

**Panelized Wall Structures:**

Panelized wall and patio enclosure systems are not allowed. However, as new technologies develop, they may be considered by the ARCH for approval, at the committee's sole discretion on a case-by-case basis. Only minor repairs to existing panelized enclosures are allowed where such repairs are necessary. All repairs and refinishing of a panelized enclosure must match the existing enclosure. No re-roofing of panelized plastic or metal roofs is allowed. New posts, roof structures, walls, and finishes for panelized patio enclosures are allowed as replacements to existing systems. The existing divider wall shall be removed if the patio enclosure touches the common property line. If required repair to a panelized wall structure involves more than 50% of the structure, it shall be replaced with ARCH approved stucco or non-cellulose material.

**Exterior Maintenance:**

Owners of units with alterations or additions to the original construction of the unit shall be responsible for all the maintenance and repairs to such alterations or additions.

**Solid Roofs:**

Minor flat roof areas, where allowed, shall be secondary to the main roof. Flat roof areas which are used to resolve roof forms that are not an integral part of the design or mansard roof designs will not be allowed. (Note: Roof-mounted mechanical equipment will not be approved except solar equipment.) Flat roofs shall not be visible from other property and shall be colored to match the pitched roofs of the structure. Roof top decks are not allowed.

The maximum roof pitch shall equal the pitch of the main roof forms. Steeper roof pitches for special roof forms may be considered and shall be reviewed on a case-by-case basis at the sole and absolute discretion of the ARCH. Roof pitches shall be appropriate to the relative style from which they originate.

Roof overhangs shall be shown on site plans indicating dimensions from building face. Maximum roof overhang is 24" into all required building setbacks. Roof overhangs greater than 24" may be considered and will be reviewed on a case-by-case basis at the sole and absolute discretion of the ARCH.

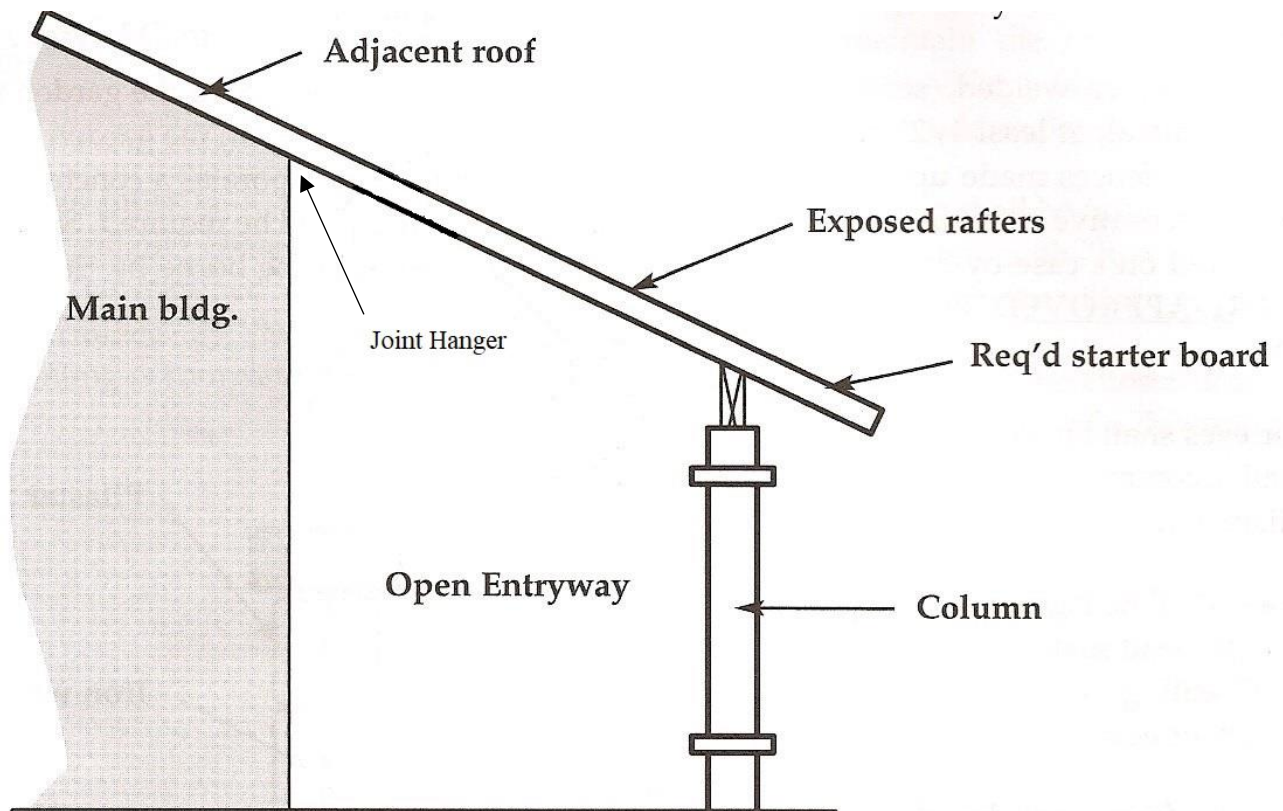
Roof materials may be considered based on the compatibility and quality of each proposed individual material and shall be considered on a case-by-case basis at the sole and absolute discretion of the ARCH. Applicants shall provide manufacturer's specifications and actual samples of all proposed roof coverings. Only subtle blends of color on roofs will be considered. Metal vents, accessories, chimney caps, gutters and downspouts shall be colored to match the surface to which they are attached. All materials are to be approved by the ARCH.

Site inspection required.

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

**Roofing over Exposed Rafters:**

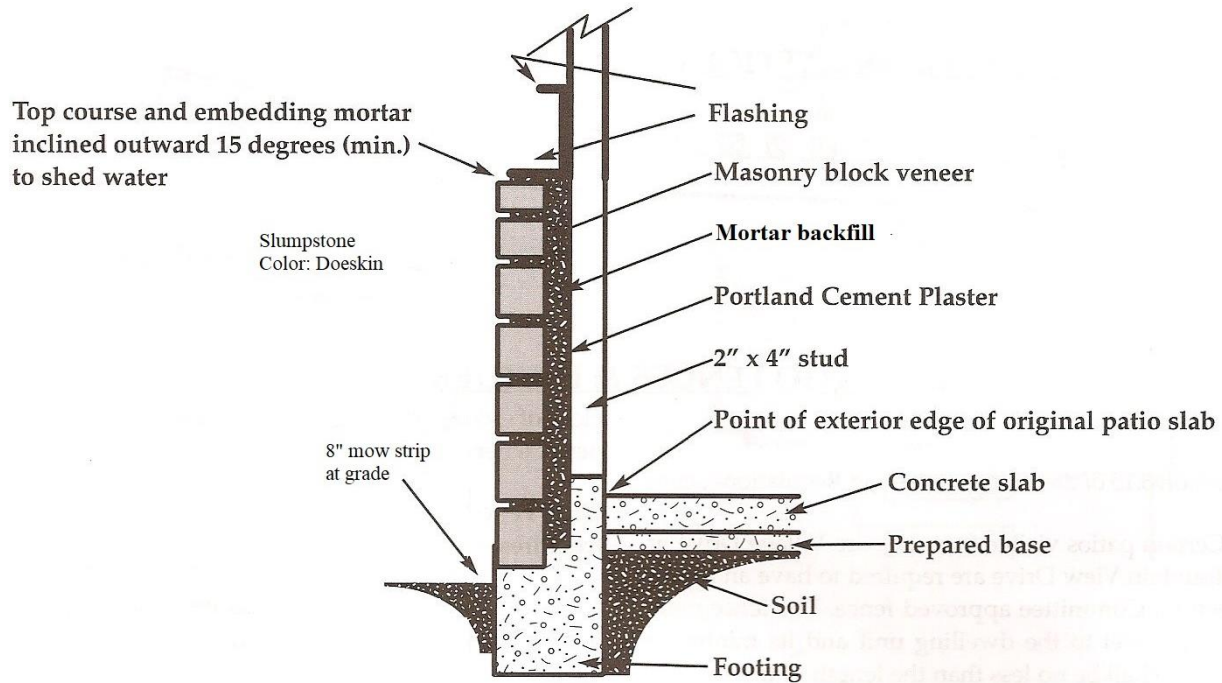
1. An Architectural Permit is required.
2. For fascia or exposed rafter paint colors see page 63.
3. Either the entire area or a portion of the exposed beams may be covered to match the existing roof.
4. Site inspection required.



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

**PATIO SLUMPSTONE WALL VENEER DETAIL**

Drawings not to scale



Notes:

1. If irrigation system requires modification, the LVA Landscape Support Department must be notified at least 10 days in advance.
2. An Architectural Permit is required.
3. Footing and mow strip may not encroach more than 18" into the common area.
4. Mortar color see page 63.
5. Site inspection required.

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

**PATIO STORAGE**

Cabinets, cupboards, and storage units shall be portable and temporary and are only allowed within the patio area and storage adjacent to garden bed within the designated exclusive use common area. No permanent storage enclosures shall be allowed. Storage enclosures shall be limited to a height of 72". Storage enclosure materials shall be wood or plastic and shall be compatible with the existing structure colors. Storage units in the garden bed shall be installed on concrete or pavers.

1. Cupboards must have solid backs and doors.
2. An Architectural Permit is required.
3. Commercial designs such as those by Rubbermaid Company and Suncoast are acceptable. Colors are subject to ARCH approval.
4. Cupboards may not be attached. They must be free standing.
5. Maximum footprint size is 30" deep by 48" wide.

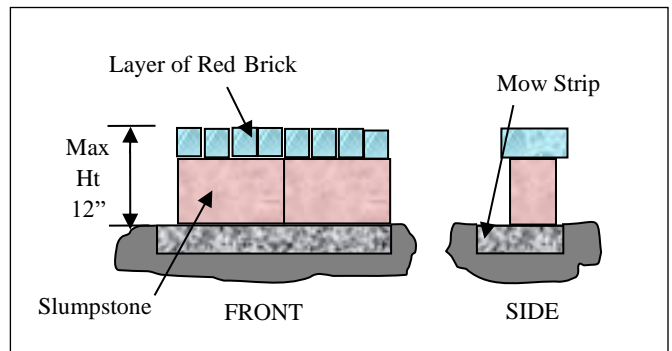
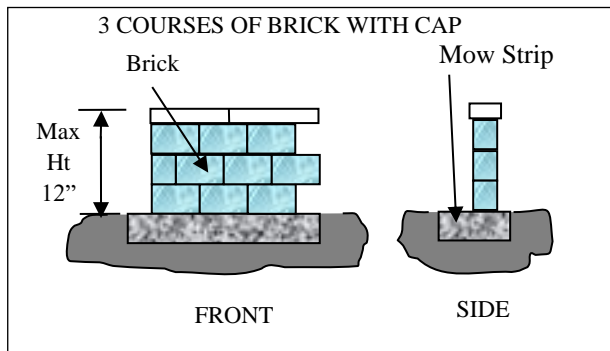
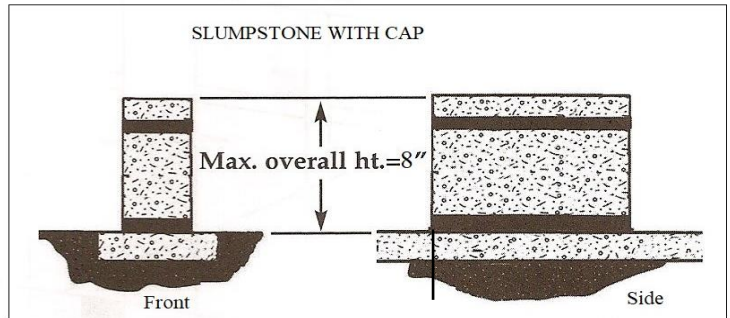
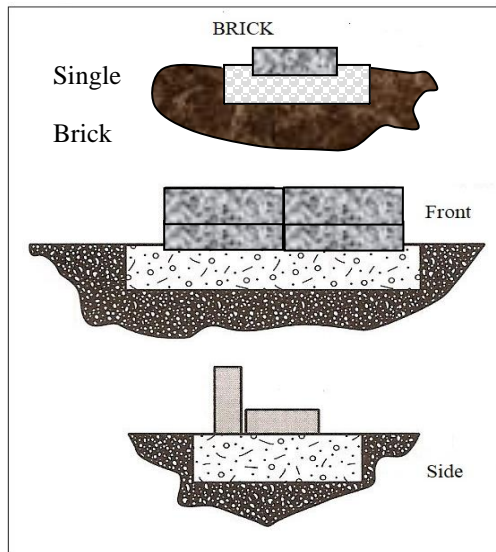
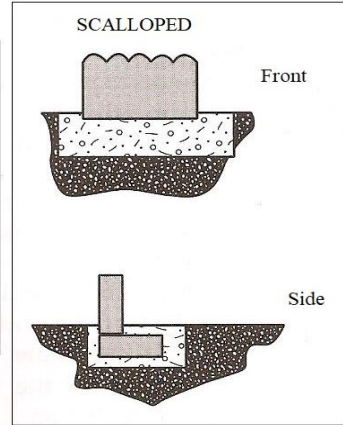
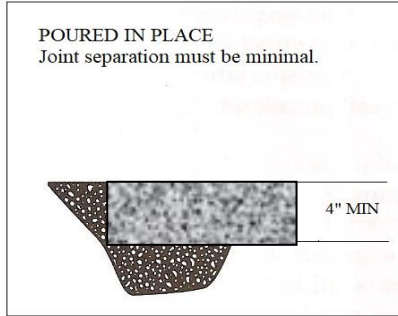
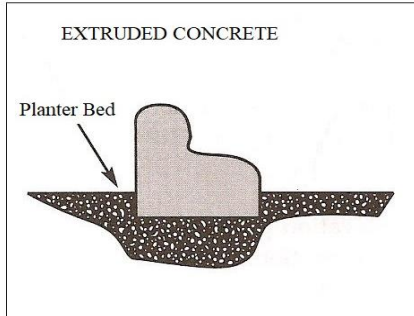
**PET DOORS**

1. An Architectural Permit is required.
2. Manufactured doors only.
3. Install per manufacturer specifications.
4. May be installed in existing door or wall adjacent to fenced in area.
5. LVA not responsible for maintenance.
6. Paint to coordinate with location.



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

Drawings not to scale  
 PLANTER BED EDGING



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

The planter area encompassing your residence is common area landscaping and subject to limited hardscape modification.

**PLANTER BED EDGING AND PAVERS**

1. **Planter Bed Edging:** Planter bed edging that complies with a design option illustrated on page 51 of these Architectural Guidelines can border this area. A site inspection by the LVA Compliance inspector is required before obtaining a signed and approved Architectural Permit. ARCH approved planter edging installed in a Leisure Village Maintained Garden bed will remain Leisure Village Maintained compliant. Planter bed edging installed in any residential garden bed requires the homeowner to sign an Agreement and Covenant to Indemnify Association before work may begin.
2. **Pavers Used for Access:** Pavers or steppingstones in a residential garden bed that are temporarily installed on a stable base with the limited intent to provide steps within the landscape to access water sources, a stoop or stair for safe access to doorways, windows, A/C units, and the electrical service panel are allowed. Pavers are to be installed without creating a trip hazard, (no step height exceeding 2” is allowed internally or at the edge). An Architectural Permit and site inspection must be completed before the project can begin. Pavers or steppingstones installed in a Leisure Village Maintained Garden bed will remain Leisure Village Maintained compliant. Aesthetics of the project will be judged by the ARCH. Application for the required Architectural Permit must include a previously obtained Residential Landscape Permit. Once the Architectural Permit is approved, the homeowner must sign an Agreement and Covenant to Indemnify Association (see page 64).
3. **Pavers Not Used for Access:** The ARCH allows most forms of pavers to be installed in a residential garden bed in a temporary manner for use other than access pavers as described in number 2 above. The amount of coverage allowed is determined by the ARCH based on the configuration defined by the lawn edge. Final configuration is at the sole discretion of the committee. If irrigation system plumbing needs to be modified, it can only be done by Leisure Village maintenance. Pavers are installed so as not to create a trip hazard, (no step height exceeding 2” is allowed internally or at the edge). The turf grass common area side must have an unobstructed 8” mowing strip at grade level. Patio seating furniture is allowed. In addition, one round table is allowed with a diameter of no more than 24” or one non round table with any side being limited to no more than 24”. No structure may be built above the surface of the paver covering. Items not allowed include, but not limited to the following: Overhead coverings, heaters, BBQ’s, additional exterior lighting, and fencing of any type. Pavers installed in a Full Maintenance Garden bed will cause that bed to be designated Homeowner/Resident Maintained. Application for the required Architectural Permit must include a previously obtained Residential Landscape Permit. Aesthetics of the project will be judged by the Architecture Committee. Once approved, the homeowner must sign an Agreement and Covenant to Indemnify Association before work may begin. Site inspection required.

Notes:

1. Additional designs considered on a case-by-case basis.
2. Homeowner is responsible for the planter bed edging maintenance.
3. Bring a picture and brochure of edging for Committee review and consideration.

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

**RAMP ACCESS**

**(Allowed modification to common area)**

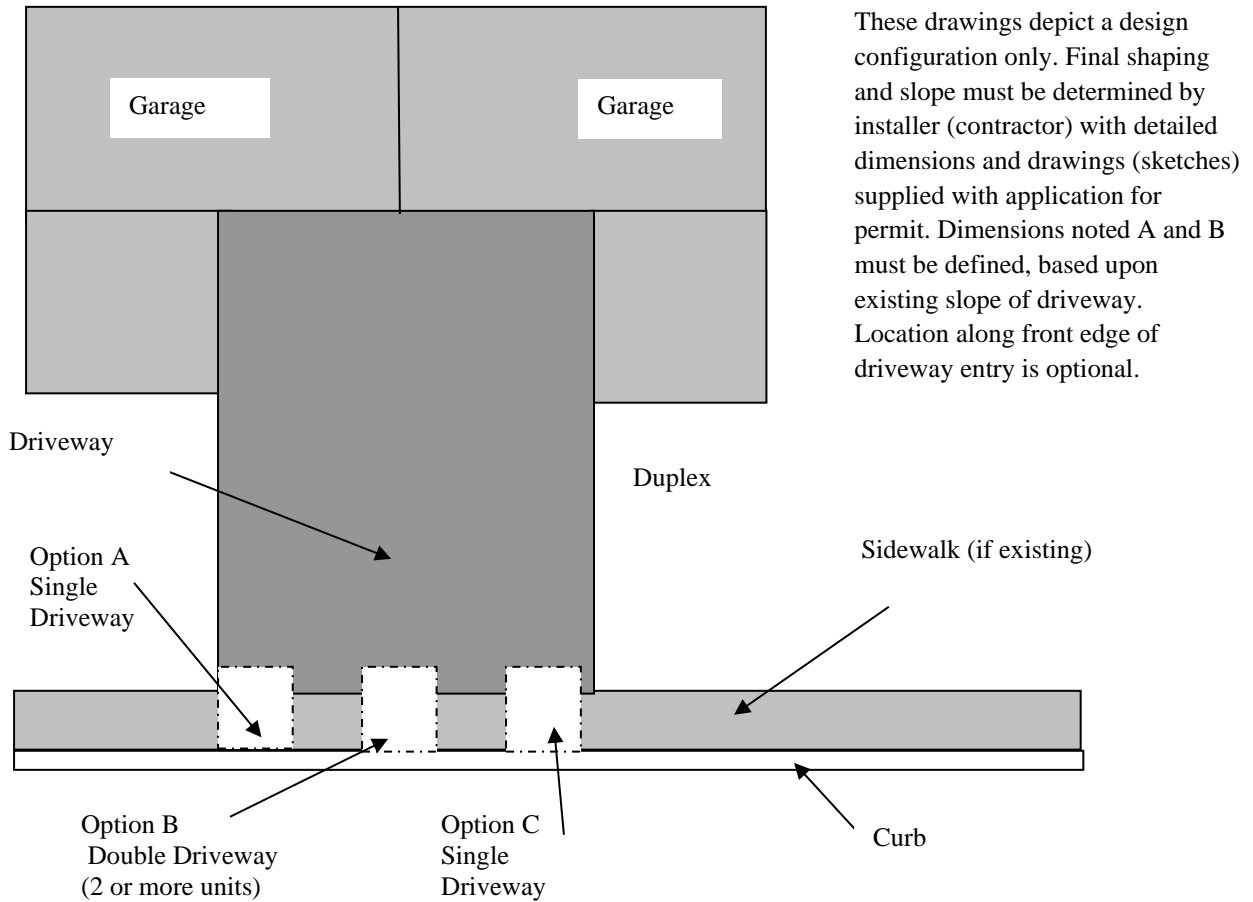
The Association allows ramps to be constructed to provide access from a structure to sidewalk or driveway.

Homeowners who desire to modify entrances to provide access to driveways for wheelchairs or other personal transportation devices will be issued an Architectural Permit under the following conditions:

1. Architectural Permit is required. Indemnity Agreement required for most ramps except driveway ramps.
2. Three sets of construction plans.
3. Any drainage or elevation problems developing as a result of the modification shall be the responsibility of the homeowner.
4. All driveway access ramps become property of LVA when completed and LVA will be responsible for maintaining the ramps. All other ramps are maintained by homeowners.
5. Site inspection required.

See Diagram on page 54 and 55.

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

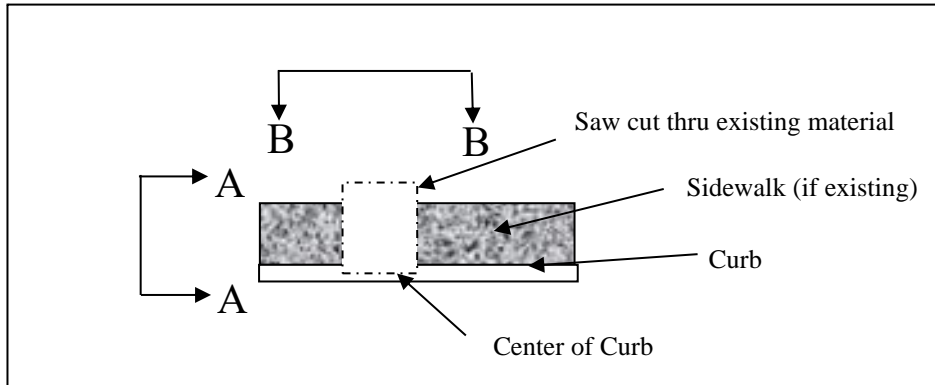


**Other modifications will be considered. It is noted that all expenses are the responsibility of the owner; however, usage is not exclusive to the resident.**

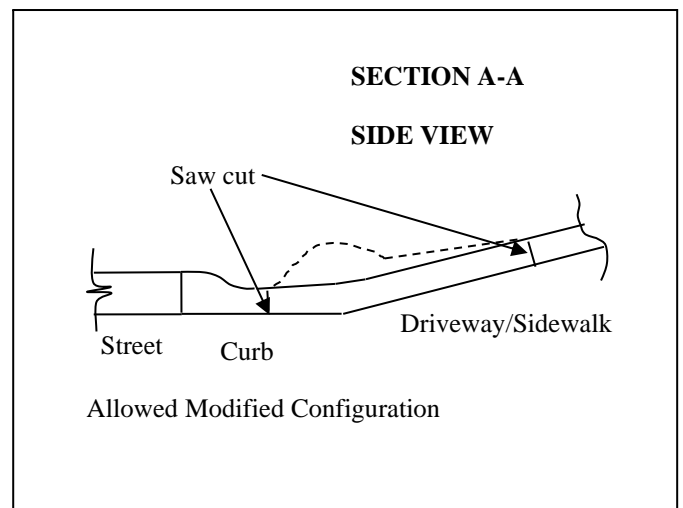
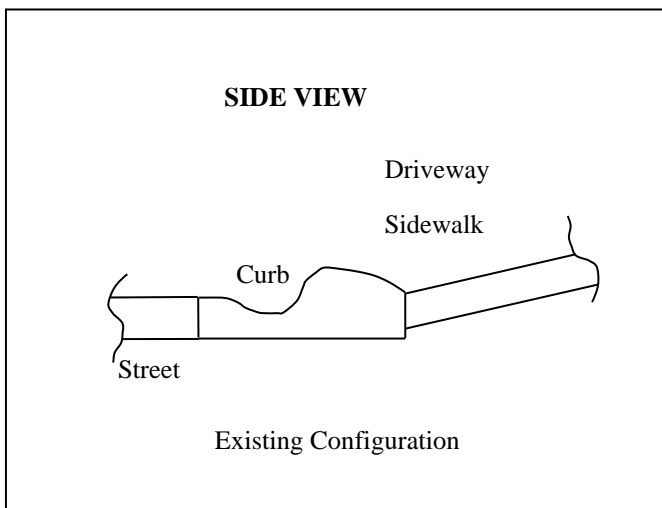
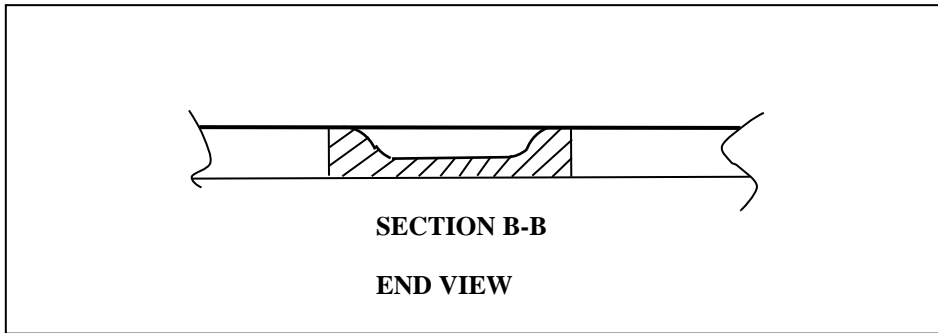
**All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.**

**DRIVEWAY ACCESS RAMP**

(Allowed modification to common area)



**OPTION A, B and C TOP VIEW (AS SHOWN ON PAGE 54)**

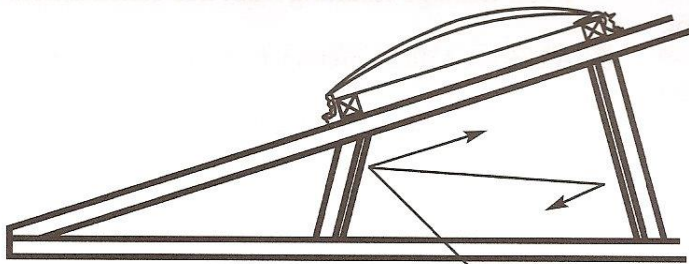


**It is noted that all expenses are the responsibility of owner, however usage is not exclusive to the resident.**

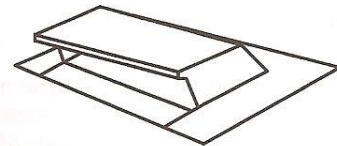
**All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.**

**SKYLIGHTS AND SIMILAR IMPROVEMENTS**

Skylights and similar improvements shall be mounted at the same angle as the roof and be designed consistent with building forms, scale and proportion. Frames shall be finished to match roof or building colors. Details or manufacturer's information shall be submitted for consideration.



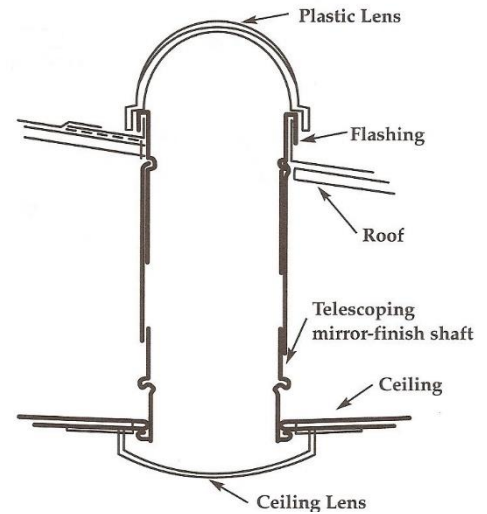
Light Shaft, drywall all 4 sides



Dormer style roof vent (low profile)  
Install wood backing bottom side of roof.  
Use 1/4" fastening hardware.

Notes:

1. An Architectural Permit is required for any solar tube, skylight, dormer roof vent or any other installation on a roof.
2. Do not cut roof rafters or trusses.
3. Paint metal flashing to match roof material.
4. Owner responsible for roof leaks resulting from installation.
5. Install per manufacturer's instructions and I.C.B.O. report.



Solar Tube

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

**SOLAR COLLECTORS AND ELECTRICAL SOLAR PANELS**

Solar panels for water-based systems shall be glazed, with concealed piping. All surfaces, except the glazing, shall be painted to match the roof color.

1. An Architectural Permit and Indemnity Agreement are required.
2. Drawings shall be to scale, showing location and dimensions of the collector(s) or solar panels.
3. No part of the collector(s) or solar panels may extend more than 12” above the roof surface and must be parallel to the roof unless otherwise approved by the ARCH.
4. For water systems, the drawings must show the location of the hot water tank. If the hot water tank cannot be installed inside the dwelling or garage a detailed drawing must be furnished to show the proposed concealment of the tank.
5. The flashings used for roof penetrations, as well as all exposed parts, shall be painted the same color as the roof.
6. In all cases care shall be taken so that the installation is not unsightly.
7. The homeowner shall assume responsibility for all roof leakage or water damage resulting from this installation and replace roofing if required.
8. Collectors or solar panels shall not be installed within 12” of any fascia or from roof mate’s adjoining roof.
9. For electrical systems, all cables and conduits shall be installed as unobtrusively as possible and shall be painted to match the dwelling exterior. Controllers and other equipment shall not be mounted on the roof unless no feasible alternative exists.
10. At time of roof replacement or repair, the homeowner is required to remove all collectors or solar panels and roof mounted hardware prior to roof installation date. Removal and replacement of solar equipment will be at the homeowner expense.
11. Site inspection required.

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

**TERMITE OR OTHER WOOD DESTROYING ORGANISMS REPAIR**

1. A Termite or Other Wood Destroying Organisms Permit is required for any treatment, repair, or replacement of exterior surfaces of the property.
2. Match wood that is replaced with an exterior rated product of the same size and dimension.
3. All 6 sides of wood materials to be primed and painted.
4. Use of fiber cement products is optional.
5. All repairs to be painted to match existing trim or siding color.
6. Metal roof strip damage must also be replaced or repaired and painted to match existing roof strip color as close as needed. Replaced roof strip shall be bronze color.



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

**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.

**STUCCO WALLS**

Any penetration of stucco must be sealed with paintable material and must be painted to match the stucco after curing. Any work involving penetration of an exterior stucco wall shall require an Architectural Permit.

**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 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.

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

**WINDOW - EMERGENCY ESCAPE: PATIO ENCLOSURE CONSTRUCTION**

1. An Architectural Permit is required.
2. Emergency escape window dimensions should be per City of Camarillo, Ventura County, and California State ordinances.
3. Window must be properly flashed and waterproofed.
4. Site inspection required.

**WINDOW RETROFIT**

The style of window is required to be consistent on all elevations of the proposed structure. Aluminum and metal will be considered for greenhouse and skylight openings when consistent with the design style. If aluminum windows are proposed the product shall be submitted to and approved by the ARCH for color and quality. Large areas of blank, windowless walls on a structure will not be allowed. No window shall be covered with aluminum foil, paper, reflective tint, or other inappropriate covering.

1. An Architectural Permit is required.
2. Vinyl colors: Refer to LVA Schedule of Colors.

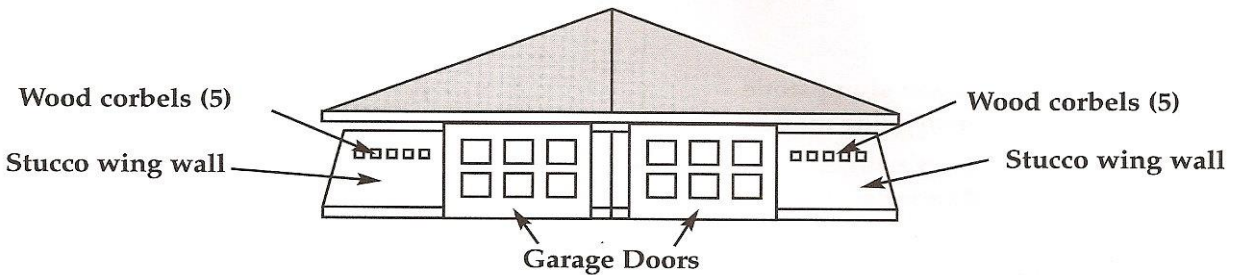
**All exterior improvements and construction in Leisure Village must meet City of Camarillo, Ventura County, and California State Building Codes and Regulations.**

**WING WALL MODIFICATION** (All Attached Units)

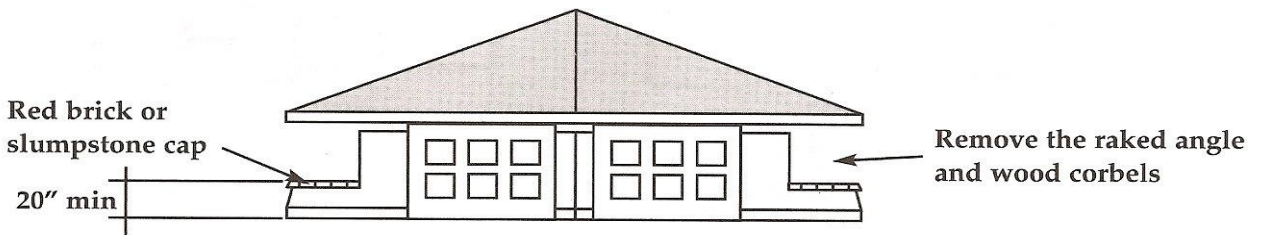
1. An Architectural Permit is required by each owner.
2. A City of Camarillo "Zoning Clearance" is required.
3. All/each roof mate must modify similarly.
4. Site inspection required for reduction of the size of the wing wall.
5. As an alternative to mitigate damage and staining of a wing wall, the installation of a sheet metal cap with a kick out drip edge that covers the entire top of the wing wall is allowed. Sheet metal shall be painted to match the stucco color as close as possible. This modification will not require the roof mate to modify similarly.

Note: Drawings not to scale

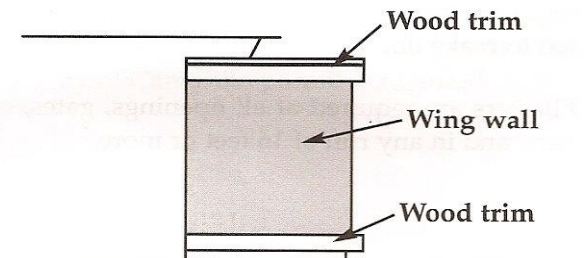
FRONT ELEV. – CORONADO MODEL



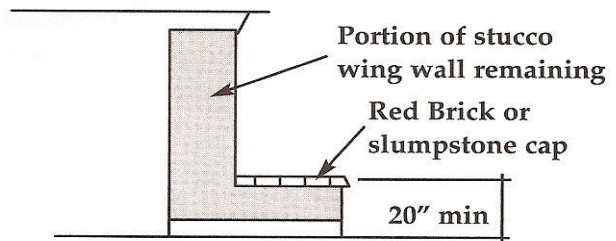
FRONT ELEV. – CORONADO MODEL AFTER MODIFICATION OF WING WALLS



FRONT ELEV. – NEWPORT MODEL  
WING WALL AT ENTRY



FRONT ELEV. – NEWPORT MODEL  
AFTER MODIFICATION



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

## **CONSTRUCTION MATERIALS**

Exterior treatments used on all structures shall employ consistent and continuous materials, proportions, and detailing on all facades to achieve a uniform and complete architectural design. Materials shall be used on all facades consistently as these structures are viewed three-dimensionally. It is critical to design exterior treatments with this in mind. Large, blank, or inconsistent facades on a structure will not be allowed.

Exterior wall materials shall be limited to three in number. Masonry shall be limited to one type on the structure; accent masonry may be considered on a case-by-case basis at the discretion of the ARCH. Simulated Materials: Materials which are produced to simulate authentic materials are limited to the following:

1. Concrete paving and stamped stone or tile paving. Stamped concrete colors and materials shall be of a quality which faithfully simulates the actual materials. Joints or gaps between each molded pattern shall be filled with grout or mortar similar to authentic material installation.
2. Pre-cast concrete or similar cast columns and detailing which simulate cut stone. Pre-cast concrete shall be cast in a thickness which is not considered hollow or thin walled. Where thin-walled materials are considered acceptable, they shall be filled with a solid core. Pre-cast concrete shall be of colors and materials which faithfully simulate the actual materials.
3. Cast concrete or “gunite” boulders, water features, etc. which simulate natural rock shall be considered for use in waterscapes and landscaping only. Cast concrete rocks may be used for rocks larger than 24” in any dimension. Smaller rocks shall be authentic. Cast concrete rock textures, colors and materials shall be of a quality which faithfully simulates the authentic rock. Except for utilities, cast concrete rock shall not be used for gates, bridges, equipment vaults or other unreal uses of rock. Use of cast concrete rocks shall be reviewed on a case-by-case basis by ARCH.
4. Composite materials shall be selected and applied as follows:
  - a. All composite and/or man-made materials to be used within the Village shall be approved by the ARCH prior to installation.
  - b. A test installation for evaluation purposes may be made on a limited basis after written approval from the ARCH. If subsequently disapproved, the installation shall be removed.

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**PAINT AND COLOR STANDARDS**

Colors shall conform to the LVA approved schedule of colors. All non-compliant colors shall be evaluated on a case-by-case basis at the sole and absolute discretion of the ARCH to determine compliance with the intent. Colors and materials shall be reviewed per the actual samples.

1. Color chips must be submitted to the ARCH for approval before painting any buildings or structures. Front doors may be painted or stained other colors only after approval by the ARCH.
2. Homeowners may not paint or cause to be painted any part of the outside of their residences without first obtaining an Architectural Permit.
3. Colors to be painted on the building shall be determined by the ARCH and/or LVA Board of Directors.
4. A copy of the current LVA Approved Schedule of Colors reference sheet can be picked up at the Association Office, during an Architectural Permit session, or viewed on-line at [www.leisurevillage.org](http://www.leisurevillage.org) (Click on the “More” tab, then “Documents” tab).
5. Exterior trim paint for Villages not yet painted as part of the LVA Paint Project that began in 2019 can be purchased at local paint retailers. Contact the LVA Office for the name of the trim paint color. For stucco and exterior trim paint used on Villages that are part of the LVA Paint Project beginning in 2019, contact the LVA Office for the stucco and trim paint color names and where the paint can be purchased.

**AGREEMENT and COVENANT to INDEMNIFY ASSOCIATION FORM**

Please note this form is available at the Association Office and must be notarized when completed.





