

Hidden Meadows Ranch Homeowners Association

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November 15, 2017

Approved Architectural Guideline Change

Re: Hidden Meadows Ranch Homeowners Association

Dear Hidden Meadows Ranch Owners:

The Board of Directors provide you with the following approved architectural rule changes in accordance with Civil Code §4360.

H. Time Limits for Approval & Installation

The Committee's approval is valid for two (2) months from the date of issuance of approval, unless an extension is granted in writing by the Committee or the Board. Thereafter, the approvals shall expire and Owners must resubmit their application to the Committee for new approval. The Committee is under no obligation to automatically approve a resubmitted application for an application whose approval has expired.

Project must be completed within 60 days of commencement.

Landscape/Hardscape

1. Submittal for landscape plans should specifically note the following:
 - a) Any proposal to use rock, gravel or boulders in the front yard shall be submitted with exact specifications of material, color, size and location.
 - b) Total Hardscape (excluding original driveway areas) may not exceed 40% of the total front yard area.
 - c) Hardscape includes Driveways, Sidewalks and Patios and all areas of concrete, rock, gravel, boulders or sand. It also includes mulch and bark.
 - d) Softscape includes plants, grass, flowers, shrubs trees or ground cover. Mulch and bark may be used but cannot exceed 40% of the Softscape area.
 - e) The design submitted for approval must specify finish, color and dimensions of all landscape materials, location of all structures and provide elevation sketches.
2. Standards to apply:
 - a) Use of ground cover plants that thrive in the community is recommended.
 - b) Hardscape added next to driveway shall be limited to no more than a maximum of six feet (6'). No more than four (4') may be added to one side of the driveway. The driveway shall not be extended for the purpose of parking an additional vehicle, boat, or trailer.

Please don't hesitate to contact me with any questions.

On behalf of the
Board of Directors,

Dana Belli

Dana Belli, CCAM
Community Manager