

Supplemental Design Guidelines for Soledad Homeowners Association

Amended March 16, 2011

1. Driveway surface shall remain as initially constructed and replacement or repair with the same materials.
2. All plants must be maintained for safe passage on the sidewalks adjacent to the streets.
3. FLAGS: American, POW/MIA, State, American Military and Indian Nations flags may be displayed using a free standing pole or staff and bracket. Installation location, size of flag and height of pole may be regulated by the Architectural Committee.
4. Exterior house colors shall comply with Soledad Las Campanas guidelines governing colors and accent colors.
5. Exterior window treatments, including sunscreens, on windows facing the street, shall be of a color darker than the house color and co-ordinate with house colors and requires approval of the Architectural Committee.
6. Water features must be constructed with a drain opening located at the bottom of the sump or pan with a shut off valve to prevent standing water breeding mosquitoes during summer months. Installation of water features required approval from the Architectural Committee.

Existing water features installed prior to November 2006 shall be treated to prevent mosquitoes from breeding during summer months if system is not in continuous operation.

7. Installation of satellite dishes requires approval from the Architectural Committee and dishes should be installed so as to be the least visible from neighboring properties and the street. Installation in any common area ~~or outside patio walls will not be allowed.~~
8. Street-side security door color shall be no lighter than the primary color of the house. Color samples shall be provided with the Design Modification Request.
9. Only the combinations shown on the colors boards prepared by Ivan's Painting and maintained in Cadden Management Offices will be approved. Only those colors shown on the board in the order presented will be approved. Mixing the house paint color with some other trim color will not longer be approved.

Supplemental Design Guidelines for Soledad Homeowners Association (proposed)

1. Driveway surface shall remain as initially constructed and replacement or repair with the same materials.
2. All plants must be maintained for safe passage on the sidewalks adjacent to the streets.
3. **FLAGS:** American, POW/MIA, State, American Military and Indian Nations flags may be displayed using a free standing pole or staff and bracket. Installation location, size of flag and height of pole may be regulated by the Architectural Committee.
4. **The color combinations shown on the color boards prepared by Ivan's Painting and maintained in Cadden Management Offices are the latest color combinations approved. Color combinations will consist of only one base color and one trim color as indicated by the pair of associated color chips –large for base, small for trim- as shown on the color boards.**
5. **All houses will be painted with approved color combinations or may be painted with an approved base color only. The four original builder color combinations used in Soledad may be used but a color chip must be submitted with the painting request for approval.**
6. **A quality sun resistant paint from any manufacture may be used as long as color matches. Home owners should be aware that "bargain" paints and watered down paints may change color and deteriorate in our climate.**
7. **Exterior window treatments, including sunscreens, on windows facing the street, shall be of a color darker than the house color and co-ordinate with house colors and requires approval of the Architectural Committee. Gutters should match trim color and down spouts should match base/trim color and require the approval of the Architectural Committee before installation.**
8. **Water features must be constructed with a drain opening located at the bottom of the sump or pan with a shut off valve to prevent standing water breeding mosquitoes during summer months. Installations of water features require the approval of the Architectural Committee.**
Existing water features installed prior to November 2006 shall be treated to prevent mosquitoes from breeding during summer months if system is not in continuous use.
9. **Installations of satellite dishes require the approval of the Architectural Committee. Dishes should be located and installed so as to be the least visible from neighboring properties and the street. Installation in any common area will not be allowed.**
10. **Street-side security door colors shall be no lighter than the primary base color of the house. Color samples shall be provided with the Design Modification Request.**
11. **Additional color combinations may be added to the color board only with the approval of the Architectural Committee and the Soledad HOA Board,**