

ARCHITECTURAL GUIDELINES



IRONWOOD HEIGHTS OWNERS ASSOCIATION

“ If this document contains any restrictions based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates State and Federal Fair Housing Laws and is void. Any person holding an interest in this property may request that the county recorder remove the restrictive covenant language pursuant to subdivision (C) of Section 12956.1 of the government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.”

IRONWOOD HEIGHTS OWNERS ASSOCIATION

CONSTRUCTION RULES

Lot owners who build are asked to consider that this is now an established community of fine homes; not a housing tract. Those members of the Association who have completed and are occupying their homes are entitled to reasonable peace, quiet and cleanliness during construction, just as you would expect it if you were in their situation. Accordingly, it is essential that you and your builder comply with the following rules.

In the event of any action to enforce these rules and regulations, prevailing party shall be entitled to reasonable costs and expenses, including reasonable attorney's fees.

JOB SITE HOUSEKEEPING

The lot and street adjacent to the lot shall be kept as clean and orderly as possible during construction by observing the following rules:

- 1) Construction material shall be stored on the lot and not in the street whenever possible.
- 2) Trash containers shall be stored on the lot and emptied when full.
- 3) The required job site toilet shall be placed on the lot facing into the lot.

Exceptions to this will be:

- a) When building materials delivered to job site exceed lot area available for storage. The variance allowing storage on the street will be for a maximum of 48 hours. All materials shall be properly barricaded and lit.
 - b) When the property is being landscaped, the landscape materials, trash container and toilet may be stored on the street until landscaping is completed or a maximum of two weeks, whichever comes first. All materials shall be properly barricaded and lit.
- 4) The job site shall have trash picked up and put in the proper container on Friday of each week. Any trash subject to blowing, such as roofing paper, insulation and packing material, shall be controlled continuously.
 - 5) During construction, the street and gutters shall be kept free of all debris and rocks. Sand and dirt shall not be allowed to accumulate to an amount greater than allows nuisance water to properly flow. Excess dirt shall not be stored on the street.
 - 6) Job site construction office trailers are not permitted. Construction machines and trucks are not to be left on the street overnight.

7) The Association "Sign Rules" only permit the following signs:

During Construction:

- a) A general contractor sign. (This could be a combined Contractor/Architect sign)
- b) A "For Sale" sign, if needed.

Completed Homes:

- a) A "For Sale" sign, if needed.
- b) Security Company sign.

Maximum size of signs shall be no greater than three square feet.

NO OTHER SIGNS ARE PERMITTED.

- 8) Rule violations will be cured within 24 hours after receiving notice of said violation in writing.
- 9) Bringing pets on the job site is not allowed.
- 10) Radio playing on the job site is not permitted.
- 11) If these rules cause a temporary hardship, relief can be requested in writing to the Board of Directors.

GENERAL RULES

- 1) Entry and exit of construction personnel is to be by the construction gate on Alder Lane at the junction with Portola. This gate will be open during the following hours:

Oct. 1 – April 30
Mon. – Fri.: 7 AM – 5:30 PM
Sat. : 8 AM – 5 PM

May 1 – Sept. 30
Mon. – Fri.: 6 AM – 7 PM
Sat. : 8 AM – 5 PM

Sundays and Holidays – NO WORK PERMITTED

Holidays are: Christmas, New Years Day, Thanksgiving, Labor Day, Memorial Day and July 4th.

- 2) The Association will receive, from the owners, a \$1,000.00 refundable deposit upon submission of owner's building plan. The \$1,000.00 deposit will be used to ensure that any damage to streets and/or adjacent properties shall be repaired and/or to clean or correct any rules deficiencies.

In and for consideration for the Association granting an Architectural Control Committee Approval, owner, as set forth below, agrees to abide by the rules and regulations hereinafter set forth.

Should an owner not correct a violation, or cause clean up or restoration to be done, the Association shall have the work done and charge owner the actual costs incurred. These monies shall be deducted from owner's deposit. Upon completion of construction and acceptance by Association representative, the balance of the \$1,000.00 deposit shall be returned to owner. If costs to repair or clean area exceed the \$1,000.00 deposit, the balance of the cost shall be charged to the owner's next monthly Association assessment fee and shall become a part thereof.

The Rules Committee will monitor construction activities and will report violations to the Property Manager. The Property Manager shall then notify the owner. Security shall also be notified and asked to respond immediately. In addition, any owner may report violations to the Property Manager.

If an owner has proof that charges for damages or rules violations charged to them are not their fault or any of their hired workmen, owner shall have the right to a hearing before the Board of Directors to appeal the charge. Any request by owner for a hearing shall be made in writing. Hearing dates will be held within 30 days.

I have read the Ironwood Heights Owners Association Construction Rules and agree to abide by them in their entirety.

Signature of Owner

Print Name

Ironwood Address

Date

I have read the Ironwood Heights Owners Association Construction Rules and understand them.

Signature of Contractor

Print Name

Date

IRONWOOD HEIGHTS HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
REQUEST FOR REVIEW AND APPROVAL OF LOT IMPROVEMENT

OWNER'S NAME: _____

PROPERTY ADDRESS: _____

LOCAL PHONE: _____ OTHER PHONE: _____

MAILING ADDRESS: _____

The lot improvement described below is proposed and approval is requested in accordance with the procedures outlined in the Association's CC&Rs.

We have attached the documents necessary for review. We understand that if approval is granted we will be responsible for all costs associated with this request and any damage arising out of the work executed. We further understand that this lot improvement may require the approval of and building permits from the City of Palm Desert. The cost of these approvals and permits will be borne by us. We further agree that, if approved, the lot improvement will be made in strict compliance with the plans submitted with this application and in accordance with the Association's Construction Rules.

We agree to pay Desert Resort Management an application fee of \$50.00 to \$250.00 depending upon the complexity of the request with the submittal of this application. If required, we agree to pay \$300.00 payable to Ironwood Heights Homeowners Association to pay for the cost of architectural review of these plans.

The lot improvement we propose is (Please provide a complete narrative description):

Owner's Signature(s):

Date: _____

Please provide the following information to the Association. The name, address, telephone number and State Contractors License Number of the Proposed Contractor area as follows:

IRONWOOD HEIGHTS OWNERS ASSOCIATION

ADJACENT NEIGHBOR NOTIFICATION FORM

DATE: _____

TO HOMEOWNER: _____

ADDRESS: _____

Dear: _____

As your Ironwood neighbor(s)

_____ located at

_____ we are proposing a remodel/variance at our residence. Attached is a copy of the proposed plan and specifications.

The Ironwood Heights Owners Association Architectural Guidelines require approval and/or disapproval from adjacent neighbors, before the Architectural Review Committee can rule on the changes.

If you have any questions please contact me at

_____ Thank you,

_____ Requesting Homeowner Signature

We have reviewed the attached plans and submit the following comments:

_____ Print Name

_____ Print Name

_____ Signature

_____ Signature

_____ Date

_____ Date

