

Indian Springs Community Association



Design Guidelines 2013

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IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, MILITARY OR VETERAN STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (p) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 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.

Keys to a Successful Landscaping Project

- Make sure that you and your contractor are familiar with the Indian Springs Design Guidelines. Submit all necessary forms and fees.
- Submit quality plans/drawings in the proper scale, where applicable.
- Make sure to show any changes to your lot drainage to ensure you do not cause drainage problems for the common area, for your neighbors, especially if their lot is of a lower elevation. Installation of drainpipes terminating at the golf course is not allowed. Review drainage details in Section IV-F.
- If you intend to break your privacy wall for access to your backyard, show this on your plan, and ensure that your contractor is in possession of Indian Springs Design Standards to correctly replace the wall.
- Select a reputable contractor.
- Contractors working on projects that exceed \$500.00 in labor and materials will be required to have a valid State of California contractor's license and City of Indio business license.
- Make sure that your contractor maintains a clean worksite.
- Make sure that your contractor does not:
 - Stage any material (rock, sand, etc.) on the community streets without AC approval;
 - Dump any material on the golf course, any other residential lot or any Common Area in the Community;
 - Access your property via the golf course or any Common Area without specific permission;
 - Keep any equipment on the street overnight.
 - If your project will require a large dumpster, the Management Company must be notified in advance for approval.
 - Make sure that your contractor minimizes the damage to your front yard and that they correct any damage that occurs.

Keep your neighbors informed. Notify any neighbors that would likely view your proposed improvements with concern for their own property, their views, and their property values. Share the plans with your neighbors so they are aware of the project, the timeframe for construction and the contractor information.

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I. INTRODUCTION

A. Abbreviations/Definitions:

1. *AC* means *Architectural Committee*;
2. *BOD* means Indian Springs Community's Board of Directors;
3. *CC&Rs* means the Indian Spring's Restated Declaration of Covenant, Conditions and Restrictions;
4. *Committee* means the Architectural Committee;
5. *Community* means the Indian Springs Community;
6. *Declarant* means the original homebuilder of the Indian Springs Community;
7. *Guidelines* means these Design Guidelines;
8. *HOA* means the Community Association;
9. *IBC* means the International Building Code formerly known as **UBC**, Uniform Building Code;
10. *Landscape* means plants, trees, rocks, boulders and gravel;
11. *Owner(s)* or *Home Owner(s)* means the property owner(s) within the Indian Springs Community.

B. Functions of the Architectural Committee:

1. The function of the Architectural Committee (AC) at Indian Springs Community Association ("Association") is to maintain and enhance the quality of the architectural character of the Indian Springs Community ("Community"). The AC is responsible for the administration and enforcement of architectural guidelines as derived by the authority given to it in the Restated Declaration of Covenants, Conditions and Restrictions for Indian Springs (CC&Rs) and the Association's Board of Directors.
2. The CC&R's provide for an Architectural Committee (AC) that is to be appointed by the Association Board of Directors (BOD) to review all plans and specifications for any improvements proposed to be constructed within the Community, and to approve, conditionally approve, or disapprove such proposed improvements.
 - a. In order to provide a uniform and well maintained appearance throughout the Community, any alterations, additions, changes or modifications to the exterior of any home, driveway or front yard, regardless of how minor, must receive the prior approval of the Architectural Committee. The AC has the responsibility for approval of any addition, modification, decoration, or structure change, including landscape, on the exterior of properties.
 - b. Failure to follow the Guidelines may constitute a violation, and require the home owner to immediately remove the unauthorized modification at their expense within a specified time limit.

3. The CC&R's authorize the Board, with the proper rule change notice to the membership, to adopt, create, change, eliminate, enforce and administer the Design Guidelines ("Guidelines"). The Board also has the right to impose disciplinary action, including the imposition of special assessments against any Owner who fails to comply with the provisions of the Guidelines, including as reimbursement to the Association for expenditures of monies or to reimburse the Association for any costs incurred related to the action(s) or non-action(s) of a Member.

II. PURPOSE AND INTENT OF THE GUIDELINES

A. Purpose:

These Guidelines are mainly focused on the physical appearance of the Community environment. The AC's areas of interest in the Design Guidelines include but are not limited to: (1) construction and continued maintenance of room additions, patio covers, and gazebos that are generally considered "architectural improvements"; (2) planting, flatwork, pools, spas, walls and fences that are generally considered "landscape improvements"; and (3) completion and continued maintenance of rear yard landscaping consistent with Section 10.3(c) of the CC&Rs. These Guidelines shall assist the Architectural Committee to:

1. Assist the home owners in understanding how architectural design standards apply and in designing a proposed improvement and determining how to apply for approval.
2. Provide criteria for consistent decisions by the AC.
3. Assist both the Association's Board of Directors and home owners in the ongoing process of maintaining a harmonious design for the Community.
4. Preserve the harmonious relationship among structures, vegetation and topography.
5. Keep the Community attractive for the enjoyment of all residents.
6. Promote those architectural and design qualities in the environment which assure continuity and value to the Community, thus preserving property values.

B. Procedural Rules:

These Guidelines establish general procedural rules and a schedule of deposits and fees to cover administrative costs that range from minor to major architectural and/or landscaping improvements.

These Guidelines along with the provisions set forth in the CC&Rs form the basis and criteria for evaluation of plans and specifications submitted for review and approval by the AC. Any condition or material not defined in the Association's Governing Documents shall become a matter of discretionary judgment on the part of the AC (or, if applicable, the Board of Directors) acting in good faith on behalf of the best interests of the Association as a whole.

The Board of Directors may amend these Guidelines from time to time with proper notice of a rule change to the membership.

C. Design Principles For Landscape:

1. Homeowners may individualize their landscape design;
2. Plant materials should be indigenous to the desert;
3. See Sections V-A.2 and VI-C.1 for details.

D. Design Principles For Architecture:

1. Existing architectural design styles (doors, windows, pop-outs, cornices, roof, fascia, etc.) shall be maintained in the proposed alteration, modification or addition.
2. Color and material palette changes shall be consistent with the home or as approved by the Property Manager or AC consistent with the Color Scheme Palette (Exhibit H).

E. AC Review:

All architectural / landscape submissions must use the Exhibit A – Home Improvement Application Form – hereafter “Application”. The AC conditions its approval of plans and specifications with any changes it deems appropriate or necessary to achieve the purposes of these Guidelines. The AC has the right to require the submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications. In the event that an Application is determined to be incomplete and/or additional documentation or inquiry is required, an Association representative shall contact the applicant as soon as possible. In such an event, an Application requiring more documentation and/or information shall not be deemed “complete” or “submitted.” After it has been determined that all required materials have been received and the Application is thus “complete” (“Acceptance Date”), the AC shall transmit its decision and its explanation concerning the Application to the Applicant at the address set forth in the Application within sixty (60) days after the Acceptance Date. In the event the Architectural Committee fails to provide a written response to the requesting Owner within sixty (60) days of receipt of a completed application (or any extension thereof as provided below), the requesting Owner may submit his/her/its application to the Board of Directors for review. Such failure by the Architectural Committee shall not be deemed approval of the architectural application / submission. The Architectural Committee shall have the right to extend this sixty-day time line for an additional sixty (60) days upon written notice to the Owner. In considering any architectural submittal in conformance with the Architectural Rules, if the Architectural Committee denies an Owner's architectural request, the requesting Owner shall have a period of fifteen (15) days to appeal the denial by the Architectural Committee to the Board of Directors, in which case the Board of Directors shall review the requesting Owner's architectural submission at an open Board meeting and render a decision within sixty (60) days of receipt of the request. Any architectural submission which is a variance from the Association's Architectural Rules shall require approval by both the Architectural Committee and Board of Directors in accordance with Section 7.4.3 of the CC&Rs. All approvals by the Architectural Committee or Board of Directors must be in writing. Oral approvals shall not be deemed effective.

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Only a Member in Good Standing (a Member who is current in the payment of all assessments levied against the Member's residential lot, does not have any outstanding violations and not subject to any suspension of privileges as a result of any disciplinary proceeding conducted in accordance with the Association's governing documents) is eligible to submit an Application for review by the AC. Any Application submitted by a Member who is not in Good Standing will be advised that he/she is not a Member in Good Standing and his/her Application will not be accepted or reviewed until such time as the Member pays all outstanding assessments (or any other outstanding charges) and/or cures any outstanding violations.

F. City Codes:

Approval by the AC does not negate the need for the applicant to comply with all necessary City of Indio requirements. It is the homeowner's responsibility to secure all required building permits per Section 7.14 of the Restated CC&Rs. City regulations must be adhered to at all times. After the AC has approved the plans for aesthetic purposes, the local regulatory services must be contacted to ensure that the plans are in compliance with all building, zoning, health and other applicable regulations currently in force.

G. These Guidelines in Relation to CC&Rs:

These Guidelines shall supplement any and all rules and regulations adopted by the BOD and the Covenants, Conditions and Restrictions applicable to the Indian Springs Community. Where a conflict may arise between these Guidelines, and Rules, Regulations or CC&Rs, the more restrictive provision shall apply.

III. GENERAL SUBMITTAL PROCEDURES

A. Application Submittal Requirements:

1. All Applications are to be delivered to:

Desert Resort Management
42-635 Melanie Place, Suite 103
Palm Desert, CA 92211
(760) 346-1161
Fax: (760) 346-9918
2. All requests for AC approval must be made on the standard AC Application and include a completed copy of the Submittal Checklist. One set of Application materials is provided with these Guidelines in the Appendix. To expedite approval and to facilitate clear understanding of all requirements, the AC may schedule applicants (residents and their contractors) to attend an AC meeting when their plans are scheduled to be reviewed. Any architectural improvement for an exempt project must still submit the standard AC Application form without the seventy-five dollar (\$75.00) Application fee (for DRM information and filing).
3. Required Copies:

Each Application must include two (2) complete sets of plans showing all of the items that are required in Section V of these Guidelines.

4. Construction Drawings:

- a. Plans shall be:
 - i. Drawn in an appropriate scale so that the plans are of a manageable size, yet large enough to display or present the proposal;
 - ii. All dimensions of “above-ground” structures, pools and spas shall be labeled;
 - iii. Plans shall be complete and drawn with clarity;
- b. Any work involving major improvements or work requiring variances must be submitted at the preliminary drawing stage for review by both the AC and the City of Indio.
- c. Any work or improvement will be the responsibility of the installing Owner(s) or subsequent Owner(s).

B. Right of Entry:

- 1. All contractors, their employees and trades associated with the project shall enter and exit through the Jefferson Street gates during the course of project construction and any follow up warranty or repair work.
- 2. It is the responsibility of the homeowner to provide the contractor(s) with a copy of the AC approval (i.e., approved Application signed by the AC) for the purpose of entry into the Community. The contractor(s) shall present the AC approval to the gate attendant to obtain an entry pass.

C. Application Review Fees, Time Periods, Plan Disposition and Non-conforming Improvements:

1. Application Review Fees:

A non-refundable fee of seventy-five (\$75.00) shall be charged to review each set of plans to verify conformance with the Guidelines. The check for fees shall be paid to the order of Indian Springs Community Association. The review fee is required with the submission of the architectural Application. Any Application submitted without the required fee will be considered incomplete and returned to the applicant.

2. Projects Exempt from Fees:

The following projects are not required to pay an AC fee or deposit provided that the improvement complies with these Guidelines and an Application has been filed with DRM describing (or showing with photographs) the improvement at completion.:

- a. Replacing garage lights and exterior security light(s);
- b. Repainting a portion of the home with the same color as exists;
- c. Repainting the entire home to a new color that is on the approved Paint Palette;
- d. Satellite Dish (subject to the provision of Section VI-8);

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- e. Low voltage and solar landscape lighting;
- f. Flagpole installation and flagpole illumination (subject to provisions of Section VI-B.17)
- g. Mister spray devices (subject to the provisions of Section VI-B.19);
- h. Landscape Art and Sculpture (subject to the provisions of Section VI-B.24); and
- i. Front yard (minor) alterations (subject to the provisions of Section VI-C.1);
- j. Screen doors.

3. Security Deposit:

- a. A two-thousand five hundred dollar (\$2,500) security deposit for proposed construction of pools, spas, and waterfalls shall be submitted at the time of the Applications. All other building additions and other structural improvements (as determined by the AC) shall require a one thousand dollar (\$1,000) security deposit to be submitted at the time of Application (collectively, "Security Deposit"). The AC reserves the right to increase the Security Deposit and/or require a deposit for minor improvements not exempt from such fees as set forth above. The Security Deposit shall be held by the HOA until a "Notice of Completion" is issued.
- b. The Improvement Security Deposit shall be drawn against by the Association for any and all direct costs to the Association including, but not limited to, the following: (1) legal expenses; (2) consulting fees; (3) filing fees; (4) recordation costs; (5) non-refundable administration costs (inspection fee); (6) costs to repair any damage to the common area and/or Association maintained areas and/or streets maintained by the Association caused by the construction of the improvement(s); (7) any other costs directly related to and/or necessary for the supervision of the architectural improvement, as well as to bring the costs necessary for the Association to bring the architectural improvement into compliance with the CC&R's, these Guidelines and/or any requirements or conditions attached to the approval of a design review Application granted; and, (8) payment for any Special Assessments.
- c. Return of Security Deposit or Supplemental Charges to the Owner: The security deposit minus any costs or expenses expended by the Association shall be returned to Owner upon receipt of the Notice of Completion form, the Request for Deposit form and final sign-off by the AC or the Property Manager if the AC is unavailable. Costs incurred by the Association in excess of the security deposit shall be paid by the Owner prior to the final sign-off of the Notice of Completion form. Any unpaid balance not paid within a reasonable payment period as agreed to by the Association may be imposed as an assessment against the Owner and collected consistent with the Association's collection policy.

4. Incomplete Submittals:

Should the Association and/or AC accept an incomplete submittal either by exception or error, the acceptance does not deem the submittal complete. The AC may proceed with the review and deny formal approval until a complete package is submitted.

5. Non-Liability:

Neither the Association, the Board of Directors or the Architectural Committee (AC), or the members or designated representatives thereof (including management, collectively "Association

Representatives”), shall be liable for damages to any Owner submitting plans or specifications to them for approval, or to any Owner in the Indian Springs Community affected by the CC&Rs by reason of mistake in judgment, negligence or nonfeasance, unless due to willful misconduct or gross negligence of the Association and/or Association Representatives.

The AC’s approval or disapproval of a submission shall be based on the considerations set forth in the CC&Rs, these Design Guidelines and where no standards exist, the discretionary judgment of the AC or, if applicable, the Board of Directors. The AC’s approval of any plan or design shall **not** be deemed approval from the standpoint of structural safety or the conformance with building or other codes (consistent with Section 7.13 of the CC&Rs).

6. Disposition:

- a. Upon approval, all submissions shall be distributed as follows:
 - i. The AC shall retain one (1) copy as its working copy and it shall be placed in the Association files.
 - ii. The second copy shall be returned to the Owner who shall be required to maintain the same at the work site during the course of construction until such time as Notice of Completion has been approved by the AC or its designated representative.
- c. Disapproved plans or those requiring clarification or additional information shall be returned to the Owner. Said plans shall be included in subsequent submittals. Plans returned to the applicant for more information are considered incomplete. Resubmitted plans with required additional information will be subject to the forty-five (45) day review as provided in Section II.E. above.

7. Time Period Commencement-Completion Guidelines:

- a. Work related to the approved submittal must commence within ninety (90) days of approval or the AC may void this approval and require a new initial submission for review.
- b. All works of improvement shall be completed within ninety (90) days after the construction commencement date, unless otherwise specified in writing by the AC.
- c. Unless otherwise stated, “Project Approval Date” is defined as the date of the letter granting the applicant approval to proceed with the project. “Construction commencement” shall be the first day of construction or the date of building permit issuance, if applicable.
- d. “Completion” is defined as the date when the City of Indio has conducted its final inspection and approved the improvement(s) or the date the AC gives final approval, whichever comes later.

8. Inspection:

- a. When the Owner has completed the improvement, the owner/applicant shall notify the AC for final inspection and approval. This notification shall be made by means of a “Notice of Completion” form along with photos of the approved work.

- i. Upon the Owner's notification to the AC that the improvements have been completed, the AC or its designated representative(s) shall, at their sole discretion, make an "On-site" Inspection of the completed improvements; OR, may accept the photos as evidence of full compliance with the AC's approval. The written notification to the AC is to be made within fifteen (15) days of when the Owner has completed the approved improvements. Failure to obtain the Inspection approval may subject Owner to disciplinary action as well as extend the time upon which the Association may inspect the improvements.

9. Appeals:

In the event plans and specifications submitted to the AC are disapproved, the Owner may appeal to the Board of Directors by submitting a written request for appeal within fifteen (15) days from the date of the AC's disapproval (see Exhibit J – Notice of Appeal). The Board shall render its decision not more than sixty (60) days following receipt of the appeal request.

10. Variances:

- a. Variance requests to the Design Guidelines shall be initially submitted in writing to the AC for their review and, thereafter, to the Board of Directors (using Exhibit A - Home Improvement Application Form) and must identify the reason why the variance should be given. (i.e. topography, natural obstructions, hardship, aesthetic or environmental considerations, etc.).
- b. The Board may approve, conditionally approve or deny variances to these Design Guidelines when special or unique circumstances such as topography, natural obstructions, or aesthetic/environmental considerations apply to the subject property making compliance with the provision(s) of the Design Guidelines a hardship that is not equally applicable to other properties in the Community, provided that the variance is evidenced in writing, identifies reason(s) for the variance, is submitted to the AC, and is approved by a majority of the Board of Directors.

11. Violations:

Residents have the right and should bring to the attention of the Association any violations of any of the provisions of the Guidelines. Such comments, observations or complaints must be presented in writing with an Owner's signature. Anonymous letters or anonymous verbal comments in person or over the phone will not be deemed properly submitted and are not acceptable to be acted upon.

- a. Property improvements that are subject to AC approval but are made or partially made without AC approval may be subject to disciplinary action pursuant to the Association's Enforcement Procedure but Owner will still be required to submit an Application and proceed with the process outlined herein for obtaining architectural approval.

12. Contractors:

If a contractor is required, only State of California licensed contractors who fulfill insurance and CAL/OSHA requirements may be used. Owner assumes all responsibility for contractors engaged by the Owner during design and construction as it relates to quality of workmanship, safety, and adherence to all requirements as set forth in the CC&Rs or these Guidelines.

13. Non-Conforming Improvements:

- a. Improvements made after the adoption of these Guidelines which do not comply with these Guidelines shall be subject to AC review (and potentially subject to disciplinary action consistent with the Association's Enforcement Procedure). The AC shall determine whether said improvement(s) are in substantial compliance. If they are not in substantial compliance said improvements shall be brought into substantial compliance within sixty (60) days of the AC decision, or such additional time period as allowed by the AC.
- b. Improvements made prior to the adoption of these Guidelines that have been approved by the AC shall be considered Permitted Non-conforming improvements and said improvements may remain without further consideration by the AC.
- c. Improvements made prior to the adoption of these Guidelines that have not been approved by the AC shall be subject to review by the AC for compliance purposes (and potentially subject to disciplinary action consistent with the Association's Enforcement Procedure). The AC shall adhere to these Guidelines to determine whether said improvements substantially comply with these Guidelines. If they are not in substantial compliance they shall be brought into substantial compliance within sixty (60) days of the AC decision, or such additional time period as allowed by the AC.

IV. GENERAL CONDITIONS OF APPROVAL

The following shall be the requirements of any architectural approval and may be incorporated by reference on the approved plans or AC's letter of approval. It shall be the responsibility of the Owner of the residence on which an approval was granted to ensure that these requirements are enforced with respect to all persons or firms used, engaged or employed in carrying out any operation or trade in conjunction with said improvement.

A. Contractor Hours of Operation Including Sundays and Holidays:

1. **Hours of Operation** - All operations by outside Contractors and vendors, other than emergency personnel, i.e. police, fire, ambulance, and vendors conducting emergency services i.e. electrical and plumbing, shall be carried on during the following hours:

Monday through Friday	Between 6:30 a.m. and 5:00 p.m.
Saturday	Between 8:00a.m. and 5:00 p.m.
Sundays and Government Holidays	No work permitted

2. **Holidays** - Holidays officially recognized by Indian Springs on which vendors will not be granted entry (unless in case of an emergency) into the Community are:

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- a. New Year's Day, January 1
- b. Presidents' Day, Third (3rd) Monday in February
- c. Memorial Day, Last Monday in May
- d. Independence Day, July 4
- e. Labor Day, First(1st) Monday in September
- f. Thanksgiving Day, Last Thursday in November
- g. Christmas Day, December 25

B. Temporary Structures:

Structures of a temporary character not exceeding the height of the property line wall and not visible from the street, e.g. storage shed, pool box, construction trailer, shall be permitted on a Homeowner's Lot. Temporary construction bins and trailers shall be placed in the driveway and shall not be placed in the street, unless otherwise approved by the AC.

C. Construction Materials:

1. All construction materials must be stored within an Owner's Lot. Any construction materials that are delivered and deposited must be located on the Owner's Lot unless otherwise authorized in writing by the AC. The Owner who is making the improvements shall be responsible for removing all debris and maintaining all common areas, including the streets in a clean and attractive condition.
2. The Association has the right to levy special assessments against the Owner who is making the improvements to recover the cost of cleaning or restoring any common area to the condition that existed prior to the commencement of such improvements if such costs are not sufficiently covered by any security deposit.

D. Maintenance of Improvements:

The repair or maintenance of any work, landscaping or improvement shall be the responsibility of the installing Owner(s) or subsequent Owner(s).

E. Construction Equipment:

1. The Owner who is making improvements shall be responsible for ensuring that construction equipment such as trucks, concrete mixers, trailers, trash bins and compressors shall not be parked or placed on the streets for a period greater than seventy-two (72) hours or as regulated by the City of Indio. Additionally, all construction equipment is strictly prohibited from all other common areas.
2. The Association has the right to levy special assessments against the Owner for reimbursement of any costs incurred by the Association in the repair of damage for which such Owner, or such Owner's agents or contractors was responsible if such costs are not sufficiently covered by any security deposit.

F. Drainage:

All paved and planting areas are to drain in a positive manner away from the dwelling unit and the adjacent properties.

G. Access to Lots and Wall Removal:

There will be no access to lots for construction through privacy walls or any easements unless specific approval is obtained in writing from the AC. Replacement of walls must be constructed per the standards contained in Exhibits C & D, located in the Appendix. A construction inspection is required by the Association.

H. Conditions Not Covered:

Any condition not covered or material not contained within these Guidelines shall become a matter of discretion on the part of the AC and may be reflected as a condition attached to the approval of the project.

V. SUBMITTAL REQUIREMENTS

A. Minimum Submittal Requirements For All Improvements:

When required by the Submittal Checklist, each type of drawing submitted must include the minimum amount of information listed below:

1. Precise Grading Plan (the Plot Plan):

- a. The plot plan is to be drawn and submitted to scale at either 1/8" = 1' or 1/4" = 1' so that it is clear and legible.
- b. Show all property lines accurately.
- c. Show and label all existing and proposed buildings, structures, fences, walls, sidewalks, driveways, drive approaches and other improvements of the involved area including both side yard property lines.
- d. Show all setbacks and easements on the proposed plot plan.

2. Landscape/Hardscape:

- a. Planting plans shall utilize the "Plot Plan" noted above. The location of each shrub, tree, and vine along with its botanical and common names and the size of container from which it is to be planted shall be noted;
- b. Proposed fences and wall drawings shall note materials, colors, and heights. Heights shall be noted in relation to the immediate ground elevations;
- c. Plans for pool, spa and all mechanical equipment shall include the location, size, and shape;

- d. All plant and ground cover materials must be selected from the Landscape Materials Palette (Exhibit F) unless otherwise approved by the AC.

3. Exterior Building Elevations:

- a. Provide exterior elevations at a scale of $\frac{1}{4}''=1'$ (to adequately show details of the plan) for all proposed building alterations or additions. When the proposed improvement is attached to the existing home, show the existing elevation to the proposed improvement;
- b. Note all materials, finishes, colors, and textures of proposed work.

4. Roof Plans (required for re-roofing and building additions):

- a. Show all existing and proposed roof surfaces. Note pitches and overhangs;
- b. Label existing and proposed roof materials and colors (See Section VI-D for roof requirements).

5. Mechanical and Solar Plans:

- a. Show all mechanical devices exposed to the exterior including pumps, heaters, evaporative coolers, air conditioning compressors, and all solar devices including collectors, racks, storage facilities, piping, and distribution components;
- b. Identify location and, if proposed for roof, how it will be integrated into roof design;
- c. Label existing and proposed materials and colors.

VI. SITE DEVELOPMENT GUIDELINES

The following Site Development guidelines shall apply to all improvements:

A. Workmanship:

All lot improvements shall be performed in a manner consistent with these Guidelines. Any work deemed by the AC as not meeting the Guidelines, following notice and hearing before the AC, shall be reworked to meet those Guidelines or removed and the lot improvements restored to its original condition at Homeowner's expense.

B. General Development Guidelines:

1. Heights:

- a. Dwellings - The height of proposed improvements other than landscaping shall be restricted to the maximum height of the existing structure .

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- b. Other Attached Structures - Maximum height of all other structures including patio structures, and gazebos, shall be limited to twelve (12) feet.
- c. Free Standing Accessory Structures:

Any and all erected, placed, or constructed items, including but not limited to storage sheds, swing sets and playground equipment, manufactured, prefabricated or constructed enclosures with the exceptions noted in (a) and (b) of this Section including but not limited to trellises, grills, fireplaces, etc. shall not exceed the height of the adjoining property line wall or six (6) feet, whichever is greater unless required to be greater than six (6) feet per International Building Code. Any such accessory structure in excess of the maximum allowable height requirement shall require the approval of the AC or Board. Such approval may be withheld if determined that the approval would be inconsistent with neighborhood improvements or character.

2. Setbacks:

- a. Minimum setback Guidelines for the Community are established in conformance with the applicable Indian Springs Project Master Plan and the City of Indio building and zoning codes. These Guidelines affect all improvements including without limitation, buildings, garages, pools, recreation facilities, awnings, patio covers, balconies, stairs, and decks.
 - i. In the case of irregular shaped lots or flag lots, the AC may establish front, side, and rear yard setbacks, consistent with the approved minimum Guidelines, to allow alternative location for improvements.
 - ii. All freestanding and attached structures, regardless of size, require approval from the AC and shall be in conformance with the applicable City of Indio setback requirements.
- b. Pool/Spas/Water Features Setbacks for Golf Course Lots: Pool/Spa/Water Feature setbacks shall not be less than three (3) feet measured from the rear property line to the water line and shall not be less than five (5) feet measured from either side yard property line to the water line.
- c. Non Golf Course Lots Setbacks: For interior lots or lots that do not border the golf course, Pool setbacks shall not be less than five (5) feet and Spa/Water Feature setbacks shall not be less than three (3) feet measured from the rear property line to the water line. Pool/Spa/Water feature setbacks shall not be less than five (5) feet measured from either side yard property line to the water line.

3. Exterior Garage Lights and Illuminated Address Fixtures:

Exterior Garage Lights and illuminated address fixtures, may be changed without review by the AC provided that the two garage lights match and are reasonably sized in proportion to the elevation. The new address fixture should be similar in size to the original fixture and is illuminated as originally installed with a photocell.

4. Fences, Walls, and Trash Enclosures:

- a. Existing fences, walls, and gates shall not be installed, removed, reconstructed, or modified as to structure, finish or color without the prior written consent of the AC.
- b. Existing block walls cannot be changed to one that allows viewing from one side or the other either through a lowering of the wall/fence or a change in design, alignment, material, detailing or configuration of any kind.
- c. Fences and gates shall not exceed six (6) feet in height or the adjacent property line wall or fence, whichever limits the height to a lower elevation.
- d. Gates should be the color of the stucco of the house or painted to match the stucco of the house. Custom gate designs are allowed with AC approval.
- e. All changes to fences and walls or new fences and walls are subject to the approval of the AC. Such approval shall not be deemed to warrant or approve in any manner the engineering or structural design of the fence or wall.
- f. Structural framing and/or unfinished sides of fences or walls shall not be exposed to any public right of way, street, common area, golf course, or other lot. (See Section IV-B.6, below for golf course lot rear or side yard fence installation.)
- g. Cinder block walls are not to be painted except when damaged and must match the original color of the cinder block wall. Any painting (required due to damage) is subject to AC approval.

5. Planter Walls:

Building material used to construct fixed decorative planters or other interior wall should blend in and complement the style of the home and existing walls or fences. These materials are subject to AC approval. All planter walls shall also have an approved drainage system.

6. Rear Yard/Side Yard Fences on the Golf Course:

- a. All side and rear wall fences on the golf course require AC approval prior to construction.
- b. Home owners on the golf course may construct a rear yard fence of tubular steel with the following specifications:
 - i. Made of tubular steel and may be up to four (4) feet maximum height (including the existing block “knee” wall).
 - ii. The top and bottom rail shall have a 1 ¼” profile;
 - iii. Posts shall be 1 ½” profile;
 - iv. Pickets shall be 5/8” profile; and,

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- v. The fence shall be painted to match DUNN EDWARDS “Eucalyptus” DE3154 with an exterior semi-gloss.
 - vi. Placement of shrubs, plants or trees should be considered to minimize the aesthetic impact of the rear fence.
- c. Homeowners on the golf course may construct a side yard fence of tubular steel with the following specifications:
- i. Mounted on top of the knee (low) wall and shall be no greater than four feet (4’) in height, measured from the adjacent grade;
 - ii. Constructed of tubular steel with the following specifications:
 - a) The top and bottom rail shall have a 1 ¼” profile;
 - b) Posts shall be 1 ½” profile;
 - c) Pickets shall be 5/8” profile; and,
 - d) The fence shall be painted to match DUNN EDWARDS “Eucalyptus” DE3154 with an exterior semi-gloss.

7. Antennas or Other Roof Mounted Appliances:

Except for satellite dishes (see Section VI.B.8. below), appliances or installations upon the roof of any residential or accessory structure, except for solar panels or other appliances installed by the Declarant shall not be permitted unless approved by the AC. All electrical, mechanical or other equipment on any roof of any building on the property shall be treated, wherever possible so as not to be visible from any public right of way, street, common area, golf course or other lot. Any such equipment shall be properly grounded.

8. Satellite Dishes:

- a. Every satellite dish shall be installed, constructed, erected, or placed on any Lot in accordance with the following provisions:
 - i. The satellite dish is designed to receive or transmit direct broadcast satellite services or video programming service through multi-port distribution service, including multi-channel multi-port distribution services, instructional television fixed services, and local multi-point distribution service, or is an antenna designed to receive television broadcast signals;
 - ii. The satellite dish must have a diameter or diagonal measurement of 39.6 inches or less (“conforming satellite dish”);
 - iii. The owner/applicant shall submit a Satellite Dish Siting Form (Exhibit E) showing the location of the satellite dish. No fee to the AC is required. The Association shall have the right to require installation of the satellite dish in an obscure location, as long as the quality of reception is not impacted and there is not an unreasonable increase in cost

and/or delay in installation;

- iv. Owner/Applicant shall be responsible for the maintenance, repair, and replacement of any satellite dish installation;
- v. Satellite Dishes shall not be attached to the roof or chimney; or to any portion of the front elevation of the house; or in the side yard within fifteen (15) feet of the front elevation. The satellite dish may be attached to the side wall of the dwelling or the eave of the roof.

9. Door and Window Coverings:

Windows shall not be covered (inside or out) with material such as aluminum foil, paper, paint, or any other material reasonably deemed inappropriate by the AC. All screen doors must be approved administratively by the Property Manager (no Application fee) and shall be painted to complement the existing color of the door, home or home trim.

10. Garage Doors:

Subject to AC approval changes to garage doors shall be compatible with the existing design, match the stucco color of the house, and style of the house.

11. Exterior Lighting / Motion Sensor Lighting:

Exterior lighting is to be indirect and shielded from adjacent properties. All lights must be compatible with house design and should be simple in design and color without exposed wires or cables. No exterior lighting shall be placed or maintained upon any lot so as to cause an unreasonable glare or illumination upon any other private or common lot. "High pressure sodium," "metal halide," or other high intensity lamp sources are prohibited. Low voltage and solar lighting are not required to have AC review and approval. Needs Administrative Approval.

Motion sensor lighting is subject to approval and must have a shine pattern that is limited to the Owner's property and does not spillover onto the street or a neighboring Residential Lot.

12. Clotheslines:

Clotheslines shall not be erected, unless they are placed and maintained so as not to be visible from any public right of way, street, common area, golf course, or other lot.

13. Patio Covers and Gazebos:

- a. All patio covers and gazebos shall be constructed according to the governing standards, regulations and ordinances of the City of Indio.
- b. Patio covers must be:
 - i. Constructed from Alumawood or equal appearance materials;
 - ii. Shall be painted to match the color of the house or the house trim or white;

- iii. Materials that give the appearance of sheet metal, plastic, or other synthetic material will not be approved; and,
 - iv. If a patio cover other than Alumawood is submitted, a sample of the material must be submitted with the Application.
- c. Gazebos shall meet the following requirements:
- i. Shall comply with accessory structure requirement for height and setback (Section VI-B);
 - ii. Shall be painted to be compatible with the color of the house or white;
 - iii. Materials that give the appearance of sheet metal, plastic, or other synthetic material will not be approved; and,
 - iv. A sample of the material must be submitted with the Application.
- d. For safety reasons, per National Electrical Code (NEC), all metallic objects or equipment including Alumawood or similar metallic shade structures, diving boards, in pool ladders, railings, etc., located within five (5) feet of the water line of a swimming pool or spa must be bonded (mechanically connected to) to the pool equipment (i.e. Pumps, heaters, filters, etc.) with a solid copper conductor having a minimum size of #8 awg.
- e. Side elevations of shade structures shall not be enclosed in any manner, except in the case where a wall of a dwelling forms a natural enclosure to some or all portions of the side elevation. Trellis posts shall be located a minimum of 5 ft. from all side and rear property lines or in accordance with the City of Indio ordinances, whichever is the more restrictive. Maximum height of the patio structures, trellises, and gazebos shall be limited to ten (10) feet in height for flat roofs and up to twelve (12) feet for peaked or sloping roofs. Design, color, finish, and detailing are to be consistent with the existing house.

14. Fixed and Retractable Awnings and Sunshades:

- a. Awnings may be permitted in courtyards, rear yards and side yards, provided that pedestrian traffic is not obstructed along the side yard. The awning colors shall complement the home. The quality and integrity of the awning shall be maintained by the homeowner. The AC requires that the Owner provide a fabric sample for the proposed awning with their submission.
- b. Sunshades shall be temporary and of a compatible color to the house.

15. Exterior Shutters:

- a. Decorative house shutters are prohibited.
- b. Security shutters shall compliment the color of the exterior paint of the home.

16. Golf Ball Protection Screens:

- a. Golf ball protection screens may be installed at patio ends and exposed windows to provide protection from errant golf balls, in accordance with the following criteria:
 - i. Frame must be 1/4" square tube frame with interior weld and 1/2" pickets, 8" on center. Screen shall be 3/4" #14 flattened mesh 3/4" and its height shall be no more than eight feet. Scroll work is not permitted.
 - ii. Posts of patio screen to be set in 18" of concrete. Screens may not extend beyond the fairway patio concrete.
 - iii. Screens must be painted an approved color approved by the AC.

17. House Exterior Colors:

- a. Re-Painting of House/Casita:
 - i. If the colors are the same as those of the existing structure(s), a Home Improvement Application Form (Exhibit A) is not required.
 - ii. If the proposed colors are different than those of the existing house/casita, but are one of the color schemes listed in the Color Scheme Palette (Exhibit H), a Home Improvement Application Form (Exhibit A) and a Proposed/Approved Paint Palette (Exhibit I) shall be filled out by the Owner/applicant and submitted to the AC.
 - iii. In the cases (i) or (ii), the seventy-five dollar (\$75) review fee is waived and the Neighbor Notification Form (Exhibit B) is not required.
 - iv. If the proposed colors are different than those of the existing house/casita and color schemes listed in the Color Scheme Palette (Exhibit H) are not used, then the Home Improvement Application Form (Exhibit A) and the Neighbor Notification Form (Exhibit B) must be submitted to the AC along with payment of a seventy-five (75) dollar review fee.

18. Flagpoles/Flags:

Flags may be mounted in flagpole holders attached to the front or rear walls of a residential structure in accordance with law; or on a freestanding pole not exceeding twenty (20) feet in height. Such flags must be in good condition. Faded or torn flags are not permitted. Banners or flags that advertise any commercial product or entity are not allowed. Permanent flagpoles shall meet the following standards:

- a. Flagpoles shall be white, silver, bronze, or constructed of silver-colored galvanized steel. Guy wires are not permitted.
- b. For safety concerns, the top of the flagpoles may not exceed twenty (20) feet from the ground level.

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- c. Flagpoles must not encroach upon common area and may not be installed in such a manner where it will have an impact on traffic and/or pedestrian safety.
- d. The flagpole halyard must be of a type that does not make noise under any windy conditions, and must be kept securely tied.
- e. Illumination must not create glare/light spillover, which could impact: (a) traffic and/or pedestrian safety; or (b) an adjacent neighbor's sleep or quiet enjoyment of their residence.
- f. Flagpole and illumination installations shall not require written Application to and approval from the AC provided that the flagpole installation and use comply with these provisions. The Owner shall assume all liabilities associated with such installation and must keep the flagpole and U.S. Flag in good repair and appearance.

19. Mechanical and Solar Devices:

- a. Mechanical Equipment
 - i. Replacement of existing mechanical equipment at the same location on the property shall not be subject to review and approval by the AC.
 - ii. All new exterior mechanical equipment, including pumps, heaters, evaporative coolers, air-conditioning compressors, and solar devices including collectors at a new location on the property will require review and approval by the AC.
 - iii. All mechanical equipment (including but not limited to: window air conditioners, evaporative coolers, heaters etc.) shall not be visible from the street.
 - iv. All equipment or conduit attached to the exterior of the house shall be painted to match the paint color of the house (satellite dishes and mister spray heads are exempt).
- b. Solar collectors must either be installed on the ground or, if installed on the roof, the design of the proposed solar panel device shall be integrated into the roof design of the building, be parallel with the existing roof slope, and installed as close as possible to the roof surface. Any conduit affixed to the house shall be painted to match the surface to which it is attached. All mechanical equipment exposed to the exterior shall not be visible from the street.
- c. Swamp coolers and other similar equipment are not allowed without AC approval and shall not be located in the front or rear yards. The AC shall require that such equipment is not visible from the street and shall be installed below highest level of the adjoining property line wall.

20. Play Equipment:

- a. Installation of play equipment in excess of five (5) feet in height may not be visible from any common area and shall be subject to AC approval.

21. Paving Materials for Front Yard/Side Yard:

Enhancement of front yard hardscape is subject to the approval of the AC. All exterior paved areas exposed to a street shall be of materials and colors approved by the AC.

22. Front Yard Areas:

- a. Driveway expansion shall not exceed more than three (3) feet on a side or four (4) feet in total including both sides;
- b. The paving in the front yard shall not exceed one-third (1/3) of the total front yard area including the driveway.

23. Landscape Art and Sculptures:

- a. Landscape Art and Sculptures shall be “tasteful,” and proportional to the property and shall not be subject to the review and approval of the AC if they comply with the criteria set forth in subsection b. below).
- b. Landscape Art and Sculptures shall not:
 - i. Exceed six (6) feet in height (including the height of any pedestal as measured from the finish slab elevation of the residence located on the Lot) by thirty-six inches (36”) in width by thirty-six inches (36”) in depth.
 - ii. Be racially or ethnically offensive or depict indecent and/or obscene subject matter (keeping in mind that even some prominent and well known works of art may be considered indecent and/or obscene and therefore inappropriate for outdoor display within the Community);
 - iii. Be made up of any reflective/shiny surfaces that impact a neighbor.
- c. If objections from a surrounding/adjoining neighbor (as in Exhibit B) are received by the Association, the matter of approval/removal shall be subject to review by the Board. The Board may consider the size, number of such art/sculptures, location, and impact upon adjacent residential Lots, common area, and/or the golf course in assessing approval or denial of Applications or display/installation of Objects of Art/Wall Art located on a residential Lot.

24. Landscape/Front Yard/Trees:

Any tree planted in the front yard shall be a minimum size of fifteen (15) gallon and shall be as approved by the AC.

25. Backyard Softscape to Hardscape Ratio:

All Owners are strongly encouraged to maintain at least 30% softscape (plants) from the back plane of the house to the rear property line. Those homes backing to the golf course that install a

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pool will be required to enhance and soften the hardscape areas to soften their appearance in exchange for a reduction in the 30% requirement. Those homes not backing to the golf course and whose rear yard is fully enclosed with a block fence/wall are not obligated to adhere to the 30% requirement but are encouraged to utilize the Ratio as a guide.

- a. The following guidelines are minimum planting requirements for backyard installations:
 - i. Must include an underground irrigation system with automatic controller;
 - ii. A minimum of two (2) - fifteen (15) gallon container size tree plantings selected from the Landscape Materials Palette;
 - iii. A minimum of seven (7) 5-gallon container size shrubs selected from the Landscape Materials Palette;
 - iv. All lawn areas shall be installed as solid sod rather than seeded, and use of artificial turf shall be subject to AC approval;
 - v. All remaining bare landscape areas shall be covered with approved ground cover from the Landscape Materials Palette.
- b. Landscape enhancements to the rear yards adjoining the golf course are subject to additional “view preservation” standards as follows:
 - i. Shrubs and plantings within fifteen feet (15’) of the rear property line shall be maintained to a height not exceeding thirty-six inches (36”) except that wall or column climbing plants are permitted up to the height of the wall or column;
 - ii. Trees shall be placed at least eight feet (8’) apart on center to avoid obstructing a neighbor’s view of the golf course;
 - iii. The triangular area within ten feet (10’) of the rear corner of the Lot (adjacent to the golf course) shall be permitted no more than one (1) tree as long as the tree is trimmed and maintained with the bottom of its canopy above six and one-half feet (6.5’) from the ground.
- c. Any variance to the minimum planting requirements must be approved by the AC.

C. Landscaping and Pool Guidelines:

1. Landscape Review Items:

- a. Front yards are maintained by the Association except those areas modified by individual homeowners pursuant to retrofit plans approved by the AC.
- b. Side and rear yards are maintained by the homeowner.

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The Landscape Materials Palette attached hereto as Exhibit F contains a list of plant and ground cover materials approved by the Association that have been selected based on visual and aesthetic considerations only. Use of plants not on the approved Palette shall be subject to AC approval. In addition thereto, Exhibits F-1 and F-2 provide guidelines pertaining to Desert Landscape (Xeriscape) and installation of synthetic turf.

- c. Minor Front Yard Landscape Alterations and/or Front Yard Desertscape Conversions - Any minor (less than \$500 total cost of project) alteration to the front yard including the addition or removal of lawn, trees, tree circle concrete or stone borders, shrubs, annual plant areas and changes to the irrigation system shall be subject to AC review and approval ("Partial Retrofit"). There shall be no fee for any change deemed a Partial Retrofit. Changing out a plastic tree ring for a concrete or stone/block tree ring also falls under a Partial Retrofit.
 - i. The AC shall require the Owner of a Partial Retrofit to execute a Maintenance and Indemnity Agreement ("Agreement") that reflects the transfer of maintenance obligations for the modified areas impacted by the Partial Retrofit; however, said Agreement will not be recorded with the Riverside County Recorder's office.
 - ii. The AC shall require any significant (greater than \$500 total project cost) front yard landscape alteration that significantly changes the original landscape design or any conversion of the front yard landscape to desertscape ("Full Retrofit"), to be maintained by the owner and future owners. The usual Application/review fee of seventy-five dollars (\$75) shall apply.
 - iii. The AC shall also require for any Full Retrofit, that the owner execute a Maintenance and Indemnity Agreement, which shall be recorded against the owner's lot (in the County Recorder's office), that reflects the transfer of maintenance obligations for the modified areas from the Association to the owner. The \$750.00 cost for preparation and recordation of said Maintenance and Indemnity Agreement shall be paid by the owner.
 - iv. Any alteration to the landscape design in the rear and side yards is subject to the AC approval, and requires both the landscape plan and a seventy-five dollar (\$75) Application fee.
- d. The AC shall have the right, to require any Owner to remove, trim, top, or prune any bush, tree, shrub, or plant in the side or rear yard or in the front yard if planted by the owner, that is not in compliance with these Guidelines.
- e. Each Owner agrees that the established drainage pattern from the lot to the street will not be interfered with or that adequate provisions for proper drainage will be made in the event it is necessary to change said established drainage.
- f. All Owners shall maintain water service to properly water any and all landscaping. Absent any approved significant front yard alterations, the HOA shall provide front yard landscape maintenance. The Owner shall maintain rear and side yard landscaping and areas of the front yard where significant alterations were approved. All landscaping and irrigation shall be maintained in a safe condition and state of good repair.

2. Pools, Spas, Hot Tubs, Ponds, and Fountains:

- a. Pools, spas, hot tubs, ponds, and water falls, shall be subject to review by the AC. Above ground pre-manufactured swimming pools, are prohibited on any Lot;
- b. Fountains in excess of four (4) feet shall be subject to review by the AC.
- c. All accessory equipment shall be located, screened, or recessed in such a manner so as to not be viewable from any Lot, street, or golf course or common area;
- d. All equipment installations shall be located, sound controlled, and maintained in such a manner so as not to unreasonably disturb residents of other Lots. The AC shall have the right, to require any Owner to repair or restore any installation to quiet operation or restrict its use or operation if continued use or operation disturbs residents of other Lots;
- e. For safety reasons, per National Electrical Code (NEC), all metallic objects or equipment including Alumawood or similar metallic shade structures, diving boards, in pool ladders, railings, etc., located within five (5) feet of the water line of a swimming pool or spa must be bonded (mechanically connected to) to the pool equipment (i.e. Pumps, heaters, filters, etc,) with a solid copper conductor having a minimum size of #8 awg.

D. Building Materials Guidelines:

1. Exterior Building Walls:

Material allowed for exterior walls of building shall include either: Stucco with a texture, finish and color to match existing; or Brick/stone to complement existing accents.

2. Window and Door Openings:

Changes to window and door openings shall be subject to AC approval. In addition, window replacements can be with or without lattice work and shape may be changed subject to AC approval.

3. Window Glazing, Tinting, and Shading:

Reflective glass film and plastic roll up shades shall not be permitted; Exterior shades shall not be permitted except for security purposes and approved by the AC.

4. Floor to Ceiling Sliders:

Patio floor to ceiling sliders are allowed on the patio side of the property (rear) with the proper city of Indio building permits. Design subject to AC approval.

5. Skylights:

Installation of skylight(s) are subject to AC approval.

6. Trim Diverters:

Galvanized iron or aluminum diverters shall be painted to match roof vents or roof material.

7. Stucco Pop-Outs:

Any removal or alteration of stucco pop-outs are subject to AC approval; however, removal of any street side stucco pop-outs is prohibited.

8. Roof:

All roofing materials must be fire retardant and match the existing treatment; All roof pitches shall match existing roof pitches.

9. Roof Vents:

All roof vents shall be colored to match the roof.

10. Gutters and Downspouts:

All gutters shall match color of trim at roof. Downspouts shall match the color of house or trim.

11. Flashing:

Flashing shall be painted to match the roof or wall surface surrounding it.

12. Entry Doors:

Entry doors must be a solid frame with leaded glass, beveled glass or frosted glass and frame painted with approved door colors. Design subject to AC approval.

EXHIBITS

Exhibit A
Home Improvement Application Form

Exhibit B
Neighbor Notification Form

Exhibit C
Golf Course Lot Side and Rear Yard Fence Standards

Exhibit D
Typical Privacy and Low Wall Standards, Illustration

Exhibit E
Satellite Dish Siting Form

Exhibit F
Landscape Materials Palette
Exhibit F-1
Xeriscape Guidelines (Desert Landscape)
Exhibit F-2
Synthetic Turf Guidelines

Exhibit G
Notice of Completion

Exhibit H
Color Scheme Palette

Exhibit I
Proposed/Approved Paint Palette

Exhibit J
Notice of Appeal

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EXHIBIT A – HOME IMPROVEMENT APPLICATION FORM

INDIAN SPRINGS COMMUNITY ASSOCIATION

c/o Desert Resort Management
42635 Melanie Place, Suite 103
Palm Desert, CA 92211
(760) 346-1161 ♦ Fax (760) 346-9918

LOT/TRACT NO.: _____

CLOSE OF ESCROW: _____ / _____ / _____

Date Original Application Submitted: _____
Owner's Name(s): _____ (Hereinafter "Applicant")
Property Address: _____
Local Phone: _____ Other Phone: _____
Mailing Address: _____
(If different from property address)

If applicable:

Architect/Contractor Name: _____

Address: _____

Telephone: _____

The following described modification is proposed and approval is requested for approval in accordance with the procedure outlined in the Association's *Guidelines*.

PROJECT BEING SUBMITTED: (Please check appropriate items.)

ARCHITECTURAL

_____ Awnings
_____ Deck (wood)
_____ Gazebo
_____ Green House
_____ Patio Cover
_____ Patio Slab
_____ Painting
_____ Rain Gutters
_____ Solarium

LANDSCAPE/HARDSCAPE

_____ Landscape:
_____ Front
_____ Rear
_____ Trees (type & location)
_____ Hardscape Only
_____ Fence(s)/Walls:
_____ Front
_____ Side
_____ Rear
_____ Retaining
_____ Addition/Extension
_____ Drains

EQUIPMENT

_____ Air Conditioner
_____ Built-In Barbeque
_____ Lighting (low voltage)
_____ Pool & Equipment
_____ Spa & Equipment
_____ Swing Set/Playhouse
_____ Waterfall/Fountain

LOCATION

Does rear yard face golf course?
Yes _____ No _____

Other: _____

Description of project: _____

_____ (hereinafter "Modification")

(Please provide a complete narrative description of the proposed modification and include drawings as appropriate)

SUBMITTAL CHECKLIST: (Please include the following)

_____ Home Improvement Application Form (Exhibit A. A \$75 charge applies to all requests.)
_____ Facing, Adjacent and Impacted Neighbors – Neighbor Notification Form (Exhibit B)
_____ Deposit of \$ _____
_____ 2 Sets of Drawings – Should include details of size, design, color & materials. Location of drains must be included on drawings. Names of plants should include the common name and not Latin names. Please fold plans to 8½" x 11".

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THE APPLICANT UNDERSTANDS AND AGREES TO THE FOLLOWING:

1. The modifications will be made in strict compliance with the approved plans and specifications submitted with this application. Should any changes be required at any time during the project, those changes must be approved by the Architectural Committee and noted on this application.
2. Owner shall indemnify for himself/herself/themselves, as well as for his/her/their successors and assigns and covenants and agrees to hold the Association harmless from all claims, demands or liability arising out of or in connection with this Agreement or the Modification, whether such claims, demands or liability are caused by Owner, Owner's agents or employees, or contractors or subcontractors engaged on the project, their agents or employees, or caused by any products installed on the project by said contractor(s) or subcontractor(s), excepting only such injury or harm as may be caused solely and exclusively by the Association's gross negligence or willful misconduct. Said indemnification shall extend to claims, demands or liability for injuries occurring during installation, as well as after completion.
3. Applicant shall comply with the *Guidelines, as amended from time to time*, and furnish copies of these provisions to the contractor(s) engaged by Owner for the improvement. Applicant further understands that it is Owner's responsibility to ensure that his/her contractor(s) also complies with these provisions.
4. Applicant shall secure proper building permits, if required by the local governmental entity. **Applicant understands that the city of Indio may not approve any plans which have not yet been approved by the Association's Architectural Committee.**
5. Applicant shall be responsible for any damage to personal or real property (as well as any improvements thereon) located on the common area and/or the Residential Units/Lots of Impacted Neighbors (as that term is defined in the Guidelines) caused by the Modification described above.

OWNER SIGNATURE(S) _____

DO NOT WRITE BELOW THIS LINE (For Committee Use Only)

The Committee has determined the above submittal is:

☐ **Approved**

☐ **Approved w/Conditions**

☐ **Disapproved**

- () See notes on plans.
- () Please review and adhere to additional comments.
- () Maintain existing drainage pattern or provide alternative drainage method.
- () Re-submit patio cover with additional dimensions and elevation.
- () Do not pour concrete against existing fence.
- () No raised planters against existing walls. (No more than 12 inches of soil to be retained)
- () Submit originally reviewed plans with revised drawings.
- () All lighting must be low voltage.
- () All new roofing material and angles must conform to existing.
- () _____ must be painted to match existing stucco or fascia trim.
- () Re-submit with more details for _____.

COMMENTS: _____

INDIAN SPRINGS ARCHITECTURAL COMMITTEE

Date:

Initial:

Date:

Initial:

*Indian Springs Community Association
Design Guidelines*

**Exhibit A
Con't**

Contractor Hours of Operation

All operations by outside Contractors and vendors, other than emergency personnel, i.e. police, fire, ambulance, and vendors conducting emergency services i.e. electrical and plumbing, shall be carried on during the following hours:

Monday through Friday	Between 6:30 a.m. and 5:00 p.m.
Saturday	Between 8:00a.m. and 5:00 p.m.
Sundays and Government Holidays	No work permitted

Holidays officially recognized by Indian Springs on which vendors will not be granted entry into the Community are:

New Year's Day, January 1	Independence Day, July 4
Presidents' Day, Third (3 rd) Monday in February	Labor Day, First (1 st) Monday in September
Memorial Day, Last Monday in May	Thanksgiving Day, Last Thursday in November
Christmas Day, December 25	

Temporary Structures:

Structures of a temporary character not exceeding the height of the property line wall and not visible from the street, e.g. storage shed, pool box, construction trailer, shall be permitted on a homeowner's Lot. Temporary construction bins and trailers shall be placed in the driveway and shall not be placed in the street, unless otherwise approved by the AC.

Construction Materials:

All construction materials must be stored within an Owner's Lot. Any construction materials that are delivered and deposited must be located on the Owner's Lot unless otherwise authorized in writing by the AC. The Owner who is making the improvements shall be responsible for removing all debris and maintaining all common areas, including the streets in a clean and attractive condition.

The AC has the right to levy special assessments against the Owner who is making the improvements to recover the cost of cleaning or restoring any common area to the condition that existed prior to the commencement of such improvements.

Maintenance of Improvements:

The repair or maintenance of any work, landscaping or improvement shall be the responsibility of the installing Owner(s) or subsequent Owner(s).

Construction Equipment:

The Owner who is making improvements shall be responsible for ensuring that construction equipment such as trucks, concrete mixers, trailers, trash bins and compressors shall not be parked or placed on the streets for a period greater than seventy-two (72) hours or as regulated by the City of Indio. Additionally, all construction equipment is strictly prohibited from all other common areas.

The AC has the right to levy special assessments against the Owner for a violation of the foregoing regulation and/or for reimbursement of any costs incurred by the Association in the repair of damage for which such Owner, or such Owner's agents or contractors was responsible.

Drainage:

All paved and planting areas are to drain in a positive manner away from the dwelling unit and the adjacent properties.

Access to Lots and Wall Removal:

There will be no access to lots for construction through privacy walls or any easements unless specific approval is obtained in writing from the AC. Replacement of walls must be constructed per the standards contained in Exhibits D & E, located in the Appendix. A construction inspection is required by the Association.

**EXHIBIT B
INDIAN SPRINGS COMMUNITY ASSOCIATION
NEIGHBOR NOTIFICATION FORM**

The attached plans were made available to the following neighbors for review:

Adjacent Neighbor	Adjacent Neighbor
Name _____	Name _____
Address _____	Address _____
Signature _____ Date _____	Signature _____ Date _____

Common Area or Back Yard - Rear of Home

Adjacent Neighbor		Adjacent Neighbor
Name _____		Name _____
Address _____		Address _____
Signature _____ Date _____		Signature _____ Date _____

Your Street - Front of Home

Facing Neighbor	Facing Neighbor	Facing Neighbor
Name _____	Name _____	Name _____
Address _____	Address _____	Address _____
Signature _____ Date _____	Signature _____ Date _____	Signature _____ Date _____

If you cannot contact neighbors, write in the date and time you attempted to contact them.

My neighbors have seen the plans I am submitting for the Committee review (see above verification). I, as the Owner, certify that I have requested that my neighbors sign this statement confirming notification. I understand neighbor objections do not in themselves cause denial of the plans.

SUBMITTED BY: Name: _____ Date: _____
Address: _____

Exhibit C

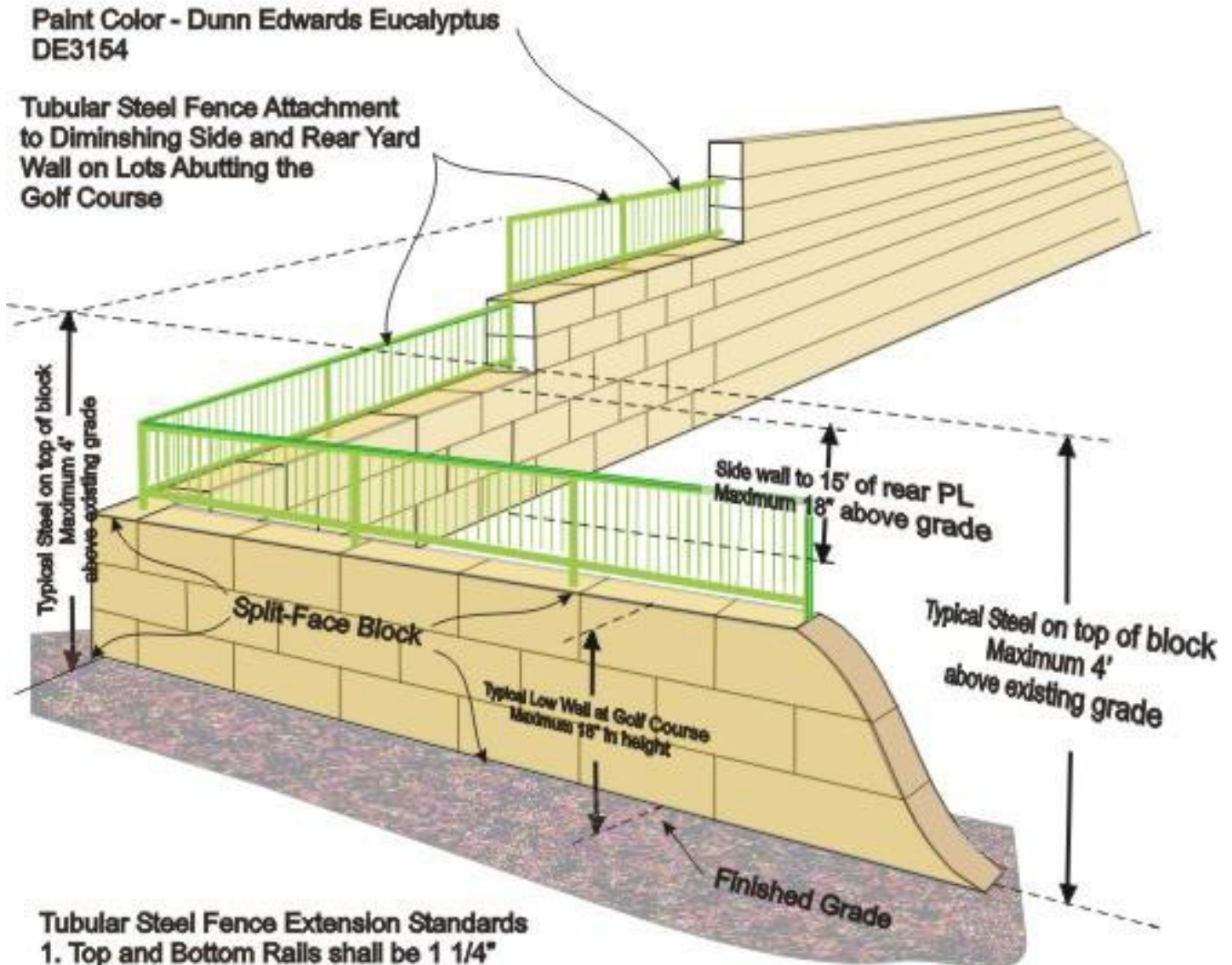
INDIAN SPRINGS COMMUNITY ASSOCIATION

Golf Course Lot

Side and Rear Yard Fence Standards

1. Owners of lots with direct and adjacent views of the Indian Springs Golf Course should keep in mind that in accordance with California law, there are no guaranteed views. Nonetheless, the Indian Springs Community-Association will make reasonable efforts to balance individual property rights with reasonable standards that protect views of the Golf Course from adjacent or nearby properties. The following additional standards are applicable to properties with rear or side frontage on the Golf Course.
2. There shall be no “double” or “side-by-side” fences constructed by two adjacent property owners. Therefore, in the event that you are considering the installation of a side yard wall/fence extension, each adjacent owner must complete the “Neighbor Notification Form.”
3. Rear Yard Fence extensions shall be:
 - a. Made of tubular steel and may be up to four (4) feet maximum height (including the existing block “knee” wall).
 - b. The top and bottom rail shall have a 1 ¼” profile;
 - c. Posts shall be 1 ½” profile;
 - d. Pickets shall be 5/8” profile; and,
 - e. The fence shall be painted to match DUNN EDWARDS “Eucalyptus” DE3154 with an exterior semi-gloss.
4. Side Yard Fence extensions shall be:
 - a. Mounted on top of the knee wall and shall be no greater than four feet (4’) in height, measured from the adjacent grade;
 - b. Constructed of tubular steel with the following specifications;
 - i. The top and bottom rail shall have a 1 ¼” profile;
 - ii. Posts shall be 1 ½” profile;
 - iii. Pickets shall be 5/8” profile; and,
 - c. The fence shall be painted to match DUNN EDWARDS “Eucalyptus” DE3154 with an exterior semi-gloss.

Exhibit D Typical Privacy and Low Wall Standards



Tubular Steel Fence Extension Standards

1. Top and Bottom Rails shall be 1 1/4"
2. Posts shall be 1 1/2"
3. Pickets shall be 5/8"

Block Wall Standards

1. Block Type - Split-face Block for residential privacy walls and low walls at rear yard abutting golf course with optional Tubular Steel Fence Extension;
2. Color - to match existing wall;
3. Grout - 2500 psi concrete with color to match block.

Exhibit E

SATELLITE DISH SITING FORM

(No Application fee required if in compliance with Guidelines)

Date of Request: _____

Name of Owner: _____

Address: _____

Primary Telephone: _____

Secondary Telephone: _____

DESCRIPTION OF SATELLITE DISH/ANTENNA (Satellite provider, diameter of dish):

PROPOSED LOCATION OF SATELLITE DISH/ANTENNA. Please see Guidelines for satellite location requirements. Attach a sketch or map to assist Association in siting.

Owner's Dish Installation Agreement (please read and check off ☒ to indicate your understanding of the requirements:

I UNDERSTAND AND AGREE AS FOLLOWS:

1. ☐ I have read the Guidelines regarding satellite dish installation and have provided the installer/contractor with a copy of the Guidelines;
2. ☐ I agree to comply with the Guidelines, I also understand that it is my responsibility to ensure that my installer/contractor also complies with the Guidelines;
3. ☐ I agree that it is my responsibility to secure proper building permits if required by the City of Indio.
4. ☐ I agree to remove the satellite dish upon the sale of my property and understand I will incur the cost of removal.

SIGNATURE: _____

(Owner)

Date

SIGNATURE: _____

(Owner)

Date

APPROVED: _____

BY: _____

DATE: _____

Exhibit F

LANDSCAPE MATERIALS PALETTE

TREES:

Acacia salicina (weeping wattle)
Acacia srenophylla (shoestring acacia)
Albizia julibrissin (silk or mimosa tree)
Brachychiton populneus (bottle tree)
Cercidium hybrid (desert museum)
Dalbergia sissoo (dalbergia)
Fraxinus uhdei (majestic beauty ash tree)

Lagerstroemia indica (crape myrtle deciduous)
Melaleuca quinquenervia (cajeput tree)
Olea europaea (swan hill fruitless olive)
Parkinsonia aculeata (mexican palo verde)
Quercus virginiana (southern live oak)
Tipuana (tipu tree deciduous)

PALM TREES:

Brahea armata (mexican blue palm)
Chamerops humilis (mediterranean fan palm)
Phoenix canariensis (canary island date palm)
Phoenix dactylifera (date palm)
Queen palm (Syagrus romanzoffiana)

Phoenix robelinii (pigmy date palm)
Cycas revoluta (sago palm)
Washingtonia filifera (California fan palm)
Washingtonia robusta (mexican fan palm)

ESPALIERS:

Bougainvillea (la jolla bougainvillea)
Calliandra (fairy duster)

Justicia specigera (mexican honeysuckle)
Tecomaria capensis (cape honeysuckle)

SHRUBS:

Angellina stonecrop (angelina stonecorp)
Bougainvillea (La jolla bougainvillea)
Bougainvillea (oo-la-la)
Callistemon citrnus (Little Johns)
Caesalpinia mexicana (mexican bird of paradise)
Caesaherrima (red bird of paradise)
Calliandra californica (baja-red fairy duster)
Carissa grandiflora (green carpet)
Carissa macrocarpa (dwarf natal plum)
Cassia attemsiodes (feathery cassia)
Cassia nemophila (bushy senna)
Cassia phyllodenia (cassia)
Cassia wislizenii (shrubby senna)
Cocculus laurifolius (coccullus)
Dalea greggii (trailing indigo bush)
Desert lavender
Dasyllirion wheeleri
Erigeron karvinskianus (mexican daisy)
Eragrostis spectabilis (purple love grass)
Ericameria laricifolia (turpentine bush)
Euphorbia milli (crown of thorns)
Festuca glauca (blue fescue)
Firestick
Gazania (daisy shaped flower)
Hawaiian blue eyes

Hesperaloe parviflora (red yucca)
Jasminum laurifolium nitidum (angelwing jasmine)
Juniper blue rug (juniper)
Justicia specigera (mexican honeysuckle)
Knock out roses
Leucophyllum frutescens (green cloud Texas ranger)
Leucophyllum frutescens (white cloud Texas ranger)
Leucophyllum Langmaniae (Rio bravo)
Leucophyllum pruinosa (sierra bouquet sage)
Ligustrum japonicum (Japanese primet)
Mexican grass
Myrtus dommunis (compact myrtle)
Nandina domestica (heavenly bamboo)
Nerium oleader (dwarf oleander)
Photinia
Pink mugley (regal mist)
Pittosporum Tobira (dwarf wheelers pittosporum)
Raphiolepis indica (indian plum)
Ruelia Katie
Salvia greggii (red salvia)
Tecomaria capensis (cape honeysuckle)
Xylosma congestum (glossy xylosma)
Lantana (new gold)
Lantana montevidensis (purple trailing lantana)
Japanese blood grass



PWLC II, INC.

Landcare Management

Indian Springs Community Association
Suggested plants for planters between garages
3/11/2020

Nemophila menziesii – “Blue Eyes”



Ixora coccinea – “Flame of the Woods”



Callistemon viminalis – “Little John”



A. barbadensis - "Yellow Aloe Vera"



3584 E. La Campana Way Drive, Palm Springs CA 92262

Phone: (760) 323-9341 / Fax: (760) 323-9345

Website: www.pwlc2.com

Contractors' License: C27-855783 / CDFA Pest Control Operators License: 22785

Hesperaloe parviflora – “Red yucca”



Nandina compacta – “Heavenly Bamboo”



Myrtus communis ‘Compacta’ – “True Myrtle”



Carissa macrocarpa – “Natal Plum”



Exhibit F-1
XERISCAPE GUIDELINES (DESERT LANDSCAPE)

1. Plant Quantity: A ratio of one plant per twenty-five square feet, at a minimum. For properties with multiple broadleaf trees the committee will evaluate the ratio.
2. Plant Grouping: Plants should be grouped to provide a pleasing visual effect rather than a spread evenly across the planting area.
3. Plant Height: Plants used in the design should vary in height ranging from canopy trees, vertical elements such as palms and cacti, as well as shrubs and ground cover.
4. Surface Material: Material used on ground shall be landscape gravel and/or river rock (no smaller than one half inch in diameter) arranged in interesting patterns. Variation in color and size of gravel and rock is advisable, but not required. The use of decomposed granite (DG) as the ground material will not be allowed in the front, but is acceptable of rear and side yards. A minimum thickness of gravel under the rock to be 4 inches.
5. Grade Changes: The use of a mounding to provide interest is required, rather than the entire area being flat.
6. Irrigation: Drip irrigation is to be used. Home owners are encouraged to use the newest technology in designing the irrigation system.
7. Weed Barrier: A permeable weed barrier between the dirt and rock ground cover is recommended for xeriscape installations. The landscape must be kept free of weeds, leaves and debris.
8. The home owner assumes all responsibility for the maintenance and appearance of the portion of landscape being modified and/or changed, and is no longer a responsibility of the HOA to maintain (as further outlined in the Landscape and Pool Guidelines)..

Exhibit F-2

SYNTHETIC TURF GUIDELINES

1. The home owner assumes all responsibility for the maintenance and appearance of the artificial grass and not the HOA.
2. Owner must submit a plot plan showing area to be covered including distribution of plants and trees in accordance with Design Guidelines and 12 X 12 inch sample of the artificial turf material proposed for installation.
3. Plan describing installation shall include information as to how the following requirements will be met. Such plan shall also identify all materials proposed for use. Installation requirements:
 - A. Materials Safety Data Sheets (MSDS) for both the artificial turf material and, if applicable, the Crumb Rubber infill material to be used.
 - B. Copy of manufacturer warranties for all materials.
 - C. Copy of contractor's warranty statement for workmanship (California Contractors are required to provide a minimum of 1 year workmanship warranty).
4. Plans must incorporate the minimum requirements for artificial turs system installations, as follows:
 - A. Primary layer on native soil must be non-woven, highly-permeable soil stabilizing fabric for the soil type and conditions of the installation.
 - B. Fabrics must be porous and not impede infiltration of normal watershed to appropriate drainage solutions required by any other related CC&R of property.
 - C. Minimum 3"-5" of appropriate compactable aggregate base with subsequent or additional imported base materials and fabric layers, as required.
 - D. Acceptable artificial turf surface fibers include: Polyethylene (PE) Polypropylene (PP), Nylon (PA) with a manufacturer warranty against UV degradation (fading & discoloration).
 - E. Style and color selection of artificial turf must compliment other adjacent natural lawn and landscaped grass within the Community and must meet or exceed ASTM standards.
 - F. Acceptable backing materials include perforated, vertically draining, latex or polyurethane coated materials to provide optimum tuft bind and maximum permeability. Horizontally draining backings must not be infilled; infill materials are prone to migrate into drainage systems.
 - G. Acceptable infill materials will include but are not limited to: acrylic coated silica sand, recycled PET bead lets, thermo-plastic elastomer coated silica sand, semi-round silica sand. Sub-angular silica sand may not be used as infill materials. Recycled rubber crumb is an acceptable infill only when accompanied by a Materials Safety Data Sheet (MDS) that certifies the level of hazardous materials is at or less than that allowed established within California State Code.
 - H. All materials submitted for approval must be accompanied by test documentation which declares that artificial turf yarn and backing materials are disposable under normal conditions, at any US Landfill Station (Total Content Leach Protocol (TCLP) test).
 - I. Infill materials, type and amount, per square foot, installed, as suggested by the turf manufacturer or based upon standard industry guidelines. (ASTM maximum Voluntary Standards for lead (Pb), in artificial grass yarns & fibers, is 300ppm as determined by using ASTM & EPA acquisition and testing protocols—E1613 & 3050B/6010B. Total digested lead results should be notated in parts per million (PPM)).
 - J. Surfaces must appear seamless and edges must appear natural and well groomed.
 - K. Total surface installation must be water permeable with minimum 2.5 inch/Hour Permeability Rating
 - L. All job materials used for surfaces must pass applicable fire retardancy ratings including pill burn test.
 - M. The pile height of the artificial turf must be 1.5 inches minimum in exposed areas except putting surfaces may be shorter in rear yards.
 - N. All installations must appear natural at all times. Any deviation from a natural look, from whatever cause (i.e., improper installation, lack of maintenance, etc.) is not permitted.
5. The synthetic turf must be 100% made in the USA.
6. Home owner must be aware that synthetic turf has a life span for appearance and at the end of its useful life; the HOA will require it to be replaced.

Exhibit G

INDIAN SPRINGS COMMUNITY ASSOCIATION

NOTICE OF COMPLETION

Photographs required
(minimum of three views)

Notice is hereby given that:

The undersigned is/are the Owner(s) of the Property located at:

(Street address & street name)

Indio, California 92201

(Telephone number & email address)

The work of Improvements on the described Property was completed on the
_____ day of _____, 20____ in accordance with the
Architectural Committee's written approval of the above Owner's plans and submitted package.
Pictures include the following views of completed work:
(number each photo and provide a brief description of each photo)

- | | |
|----------|----------|
| 1. _____ | 4. _____ |
| 2. _____ | 5. _____ |
| 3. _____ | 6. _____ |

Signature of Owner: _____

Date: _____

Indian Springs Community Association Design Guidelines

Exhibit H – COLOR SCHEME PALETTE

(the previous 9 Vista Paint schemes were replaced with the new Vista Paint schemes adopted in 2013 (see attached pages). In addition, the following Dunn-Edwards color schemes are also acceptable:

FIRST COLOR IS STUCCO, SECOND COLOR IS TRIM AND THIRD COLOR IS ACCENT:

1. Bone DEC765 WITH Old Boot DE6133 and Dark Engine DE350
2. Bay Salt DEC642 with Barnwood Grey DET620 and Pebble Walk DE6277
3. Shaggy Barked DEC771 with Pearl White DEW328 and Metal Fringe DET626
4. Cool December DEW383 with Floating Feather DE6142 and Roxy Brown DE6084
5. Bone White DEC741 with Turtle Trail DE6256 and Chocolate Chunk DE6070
6. River Bed DEC767 with Mission Trail DE6223 and Rattan Basket DE6201
7. Apache Tan DEC746 with Celtic Linen DEC744 and Cocoa DEC755
8. Salt Box DE6141 with Log Cabin DEA162 and Black Bean DE6385
9. Barnwood Gray DEC620 with Cocoa Powder DET631 and Sand Dollar DE

Exhibit H

Approved Paint Schemes as of 2015

Review Paint List with colors provided in separate attachment.

The codes that is offered as the Approved Paint Scheme List are ACTIVE CODES. However, we recently learned the Vista paint company no longer provides a paint kit to it which essentially means that there are no color swatches you can take home as you normally would when endeavoring a project like this.

The store is able to offer an example of what you can see however it is not designed to take home.

If you would want to sample the color to take home, you will need to buy a quart of the color to test.

Owners are required to submit an arch application when wanting to change the color of the home or paint the entire home the same color. (same color does not need an arch fee.) Touch-up paint jobs do not need an arch application.

HOUSE COLOR OPTIONS:

Scheme #1: Stucco: (0260) Cocoa Nib/ Trim: (0274) Polished Marble/ Accent: (0142) Ranch Horse

Scheme #2: Stucco: (0184) Macadamia Brown/ Trim: (0191) Dusty Path/ Accent: (0342) Velum Smoke

Scheme #3: Stucco: (8761) Kelmscott/ Trim: (8468) Savannah Oaks/ Accent: (8654 Light Roast

Scheme #4: Stucco: (97) Mesquite/ Trim: (51) Vista Tan / Accent: (0143) Connoisseur

Scheme #5: Stucco: (0184) Macadamia Brown/ Trim: (0164) Veldrift / Accent: (0563) Vigilant

Scheme #6: Stucco: (OW_127) Amazing Grace/ Trim: (72) Toga/ Accent: (13) Sandalwood

Scheme #7: Stucco: (29) Suntan/ Trim: (72) Toga / Accent: (8237) Washed Khaki

Scheme #8: Stucco: (8763) Olympic Circle / Trim: (8761) Kelmscott / Accent: (8750) Mohawk Valley

Scheme #9: Stucco: (13) Sandalwood/ Trim: (33) Off White / Accent: (66) Spanish Brown

DOOR COLOR OPTIONS:

(8327) Burnished Pewter	(8421) Fortune Leaves
(AC_152) Deep Sea Dream	(29)Suntan
(30) Thunder	(11) Terrazzo
(27) Merlot	(8654) Light Roast
(8381 Glade Creek)	(8749 Wrightsford

** Door Options may be paired with any color scheme but must be noted in application.

Indian Springs Fence and Gate Colors

Homeowner front/side gates:

Dunn Edwards Paints Semi Gloss

Jamaican Earth DE 3183 (brown color)

Common Area; Side & Back Fences on golf course;

Dunn Edwards Paints Semi Gloss

Eucalyptus DE 3154 (green color)

Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Scheme 1 Colors



0260 Cocoa Nib
Stucco



0274 Polished Marble
Trim



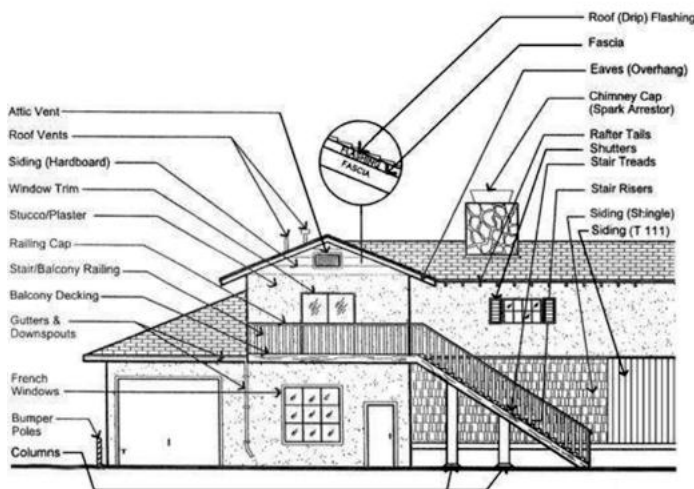
0142 Ranch House
Accent

Special Notes

Color Disclaimer: It is recommended that these color schemes NOT be used for touch up but for repaint of entire areas to ensure color consistency.

Note: Schemes 1, 2, 4 & 5 were updated April 8, 2014.

Architectural Detail Guide



Courtesy Discount

Provide your Community or Development account number and save up to 25% on Vista Paint manufactured paint products.

Nearby Vista Paint Store Locations

Palm Desert (3 miles)
77920 Wolf Road
Palm Desert, CA 92260
(760) 772-4755

Cathedral City (12 miles)
68-956 Perez Road
Cathedral City, CA 92234
(760) 202-2778

Hemet (40 miles)
101 East Florida Ave
Hemet, CA 92543
(951) 652-0641

Color Advisory Disclaimer: Vista Paint Company does not advise using the printed copy of the color chips to make final decisions on color choices. There can be a difference between the actual color chip and the printed page due to resolution qualities of each printer. If a color match is critical we would suggest that you obtain actual color chips from one of our stores or order the chips on line to be mailed directly to you.

Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

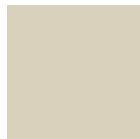
Scheme 2 Colors



0184 Macadamina Brown
Stucco



0191 Dusty Path
Trim



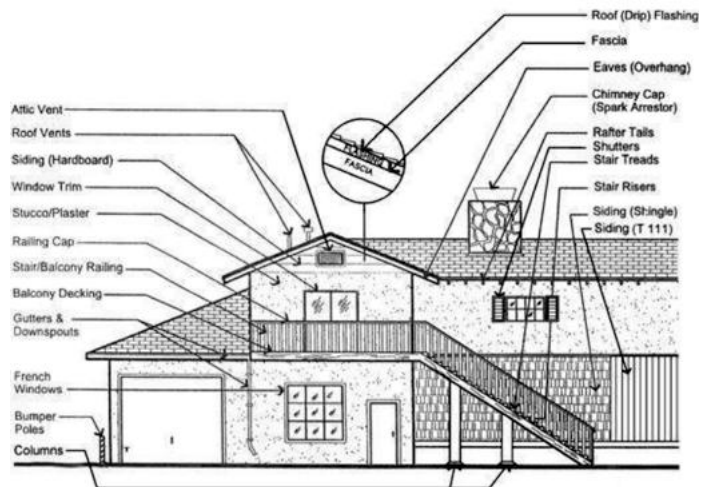
0342 Velum Smoke
Accent

Special Notes

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Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Scheme 3 Colors



8761 Kelmscott
Stucco



8468 Savana Oaks
Trim



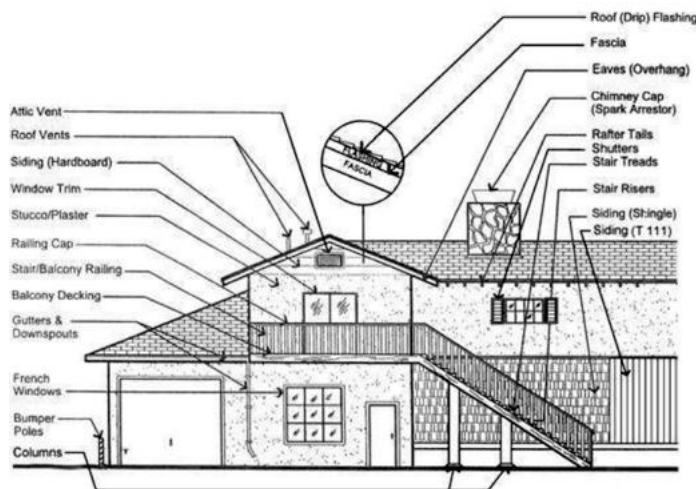
8654 Light Roast
Accent

Special Notes

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Architectural Detail Guide



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Palm Desert, CA 92260
(760) 772-4755

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Cathedral City, CA 92234
(760) 202-2778

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Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Scheme 4 Colors



97 Mesquite
Stucco



51 Vista Tan
Trim



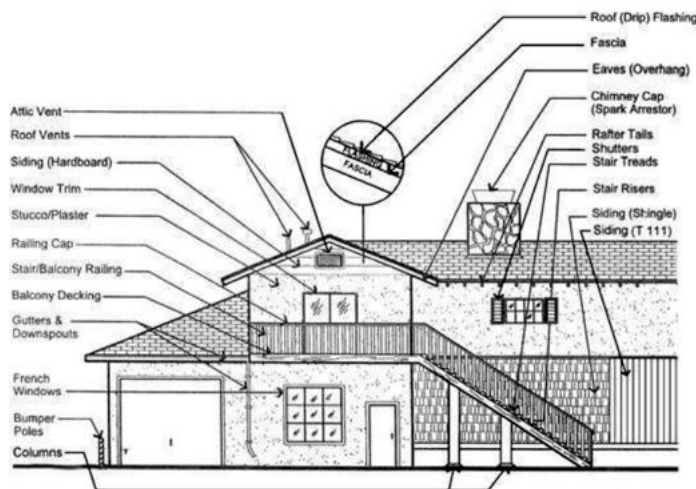
0143 Connoisseur
Accent

Special Notes

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Note: Schemes 1, 2, 4 & 5 were updated April 8, 2014.

Architectural Detail Guide



Courtesy Discount

Provide your Community or Development account number and save up to 25% on Vista Paint manufactured paint products.

Nearby Vista Paint Store Locations

Palm Desert (3 miles)
77920 Wolf Road
Palm Desert, CA 92260
(760) 772-4755

Cathedral City (12 miles)
68-956 Perez Road
Cathedral City, CA 92234
(760) 202-2778

Hemet (40 miles)
101 East Florida Ave
Hemet, CA 92543
(951) 652-0641

Color Advisory Disclaimer: Vista Paint Company does not advise using the printed copy of the color chips to make final decisions on color choices. There can be a difference between the actual color chip and the printed page due to resolution qualities of each printer. If a color match is critical we would suggest that you obtain actual color chips from one of our stores or order the chips on line to be mailed directly to you.

Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Scheme 5 Colors



0184 Macadamia Brown
Stucco



0164 Veldrift
Trim



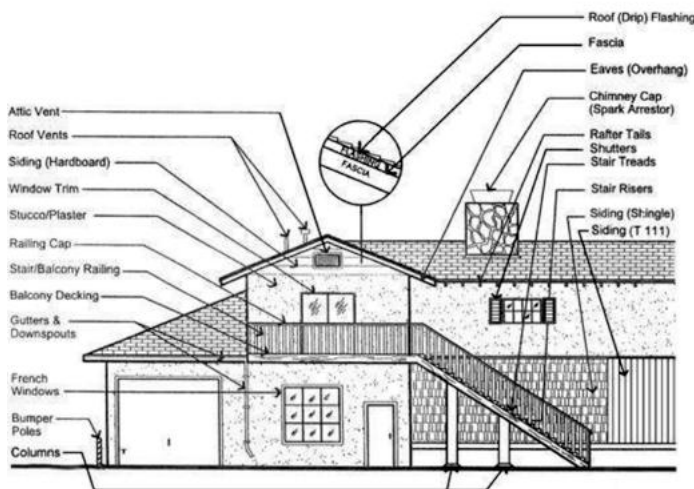
0563 Vigilant
Accent

Special Notes

Color Disclaimer: It is recommended that these color schemes NOT be used for touch up but for repaint of entire areas to ensure color consistency.

Note: Schemes 1, 2, 4 & 5 were updated April 8, 2014.

Architectural Detail Guide



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Hemet, CA 92543
(951) 652-0641

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Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Scheme 6 Colors



OW_127 Amazing Grace
Stucco



72 Toga
Trim



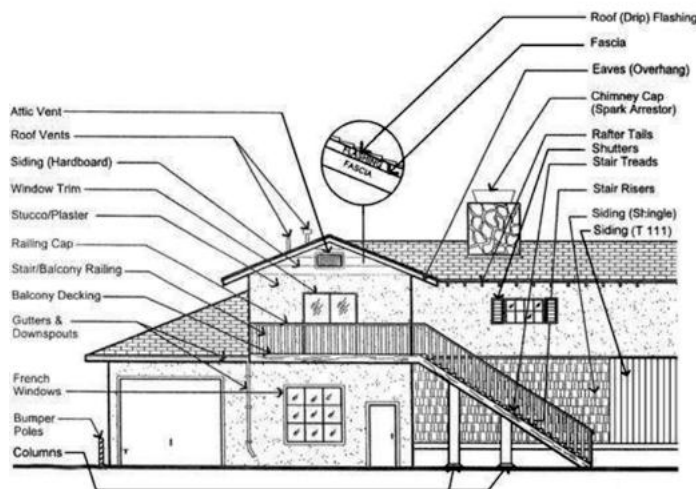
13 Sandalwood
Accent

Special Notes

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Note: Schemes 1, 2, 4 & 5 were updated April 8, 2014.

Architectural Detail Guide



Courtesy Discount

Provide your Community or Development account number and save up to 25% on Vista Paint manufactured paint products.

Nearby Vista Paint Store Locations

Palm Desert (3 miles)
77920 Wolf Road
Palm Desert, CA 92260
(760) 772-4755

Cathedral City (12 miles)
68-956 Perez Road
Cathedral City, CA 92234
(760) 202-2778

Hemet (40 miles)
101 East Florida Ave
Hemet, CA 92543
(951) 652-0641

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Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Scheme 7 Colors



29 Suntan
Stucco



72 Toga
Trim



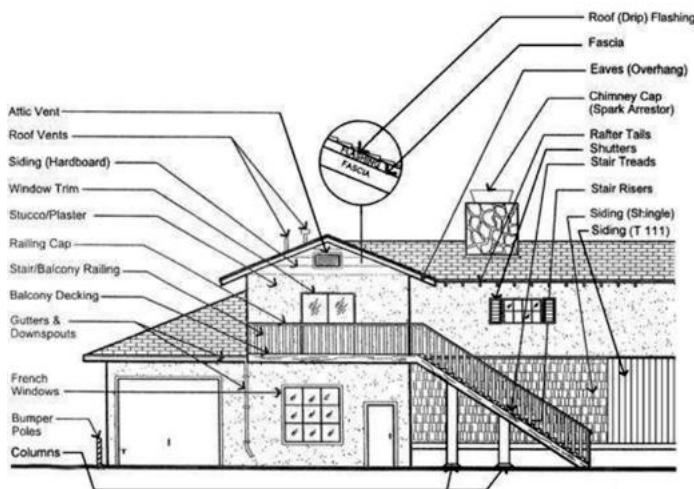
8537 Washed Khaki
Accent

Special Notes

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Architectural Detail Guide



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Cathedral City, CA 92234
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Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Scheme 8 Colors



8763 Olympic Circle
Stucco



8761 Kelmscott
Trim



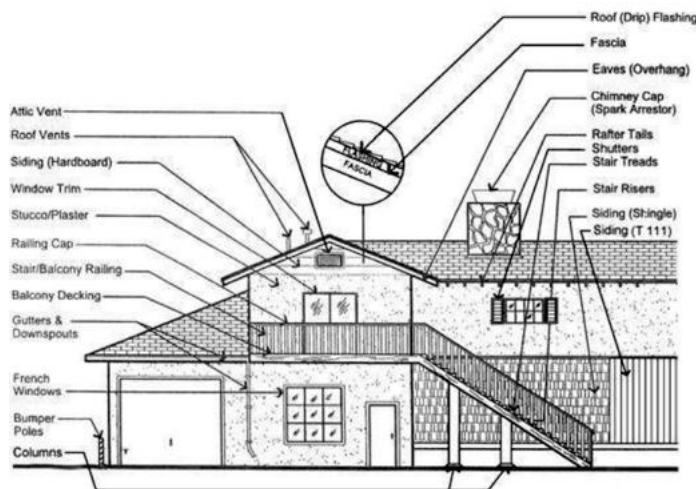
8750 Mohawk Valley
Accent

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Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Scheme 9 Colors



13 Sandalwood
Stucco



33 Off White
Trim



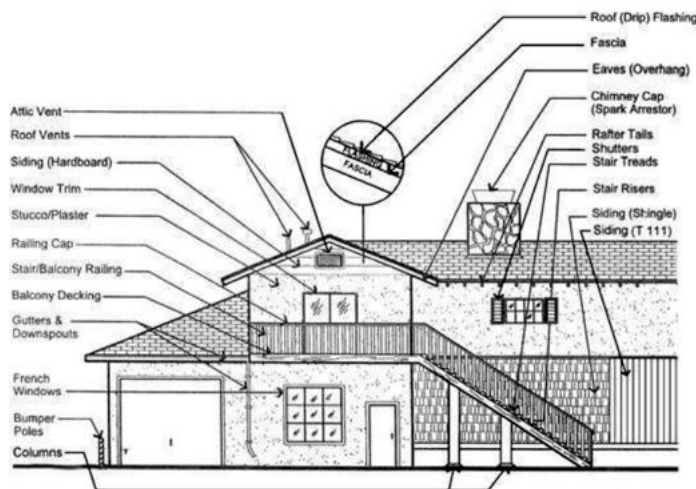
66 Spanish Brown
Accent

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Architectural Detail Guide



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Palm Desert, CA 92260
(760) 772-4755

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Cathedral City, CA 92234
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Hemet, CA 92543
(951) 652-0641

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Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Approved Door Colors Colors



8327 Burnished Pewter
Door Option



AC_152 Deep Sea Dream
Door Option



30 Thunder
Door Option



27 Merlot
Door Option



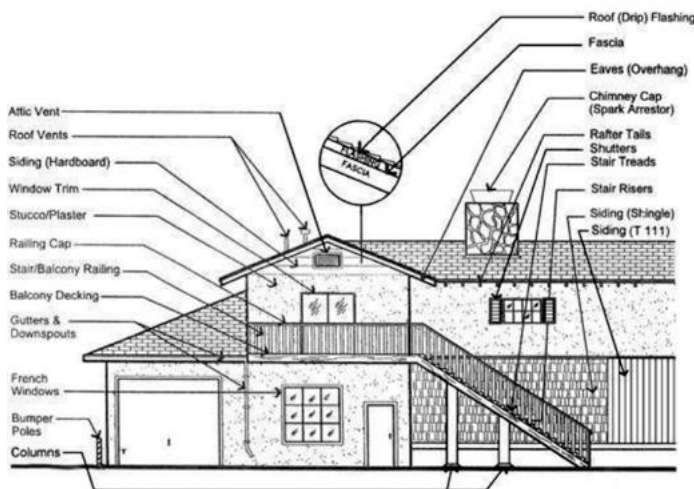
8381 Glade Creek
Door Option

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Indian Springs Community Association East & West

Jefferson and Augusta Way
Indio, CA 92201

Approved Door Colors (cont.) Colors



8421 Fortune Leaves
Door Option



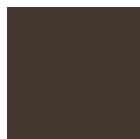
29 Suntan
Door Option



11 Terrazzo
Door Option



8654 Light Roast
Door Option



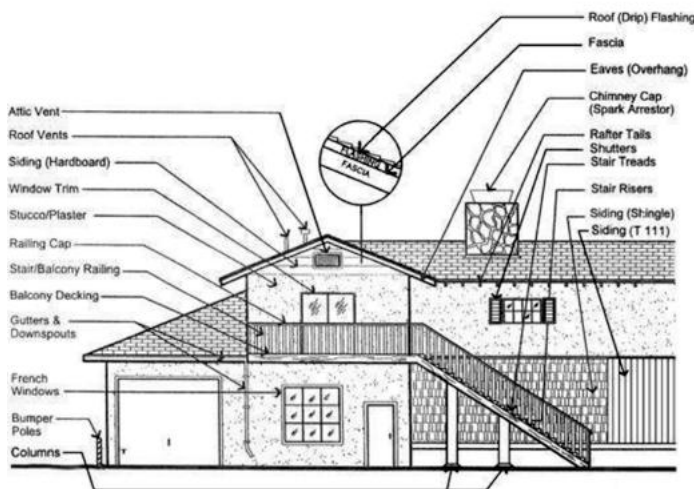
8749 Wrightsford
Door Option

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Exhibit I

Proposed/Approved Paint Palette

Date: _____
Property Address: _____

Chimney Cap color:

Stucco Pop-out color:

Wood trim/Fascia Color

Gutter color:

Downspout color:

Garage door trim color:

Garage door color:

Front door color:

Decorative Wrought Iron color:

Patio cover color:

Chimney color:

Approved by: _____
Date: _____

Exhibit J

**INDIAN SPRINGS COMMUNITY ASSOCIATION
NOTICE OF APPEAL**

In the event plans and specifications submitted to the AC are disapproved, Owner may appeal to the Board of Directors by submitting this Notice of Appeal within thirty (30) days from the date of the AC's disapproval. The Board shall render its decision not more than forty-five (45) days following receipt of this Notice of Appeal.

Please complete and supply the **required** information below:

NAME: _____

PHONE NOS.: _____

INDIAN SPRINGS ADDRESS: _____

1. ATTACH COPY OF COMMITTEE CORRESPONDENCE.
2. STATE PURPOSE OF APPEAL. IF YOU HAVE SUPPORTING INFORMATION, PLEASE ATTACH.

The appeal request with substantiating evidence shall be delivered or mailed to: Board of Directors / Committee Appeal, INDIAN SPRINGS COMMUNITY ASSOCIATION, c/o Desert Resort Management, Post Office Box 14387, Palm Desert, CA 92255 or send via fax: 760.346.9918.

Your appeal will be placed on the Agenda of the next regularly scheduled meeting of the Board of Directors, and you are welcome to appear before the Board to plead your case, if you so desire.

Signature

Date

FOR OFFICE USE ONLY

Date Received: _____

Date Board Decision Due: _____

Scheduled for Board Meeting of: _____