

# Vishram Kuteer Community

## Community Rules

### **Covenants protect and perpetuate the quality of our community**

Ongoing design and future development of The Vishram Kuteer is guided by a group of legally binding covenants and design standards which protect the aesthetic integrity of the community for generations to come. Additions and modifications to residential properties must be in compliance with these guidelines, thus assuring continuation of good design, maintenance of property values and preservation of the natural environment.

### **Residential Design Review Committees facilitate covenant protections.**

The Vishram Kuteer will have a Residential Design Review Committee (RDRC) made up of at least three people elected by the residents and property owners to serve one-year terms. Committee members serve in a volunteer capacity and represent the resident viewpoint essential to the evaluation and approval process. Residential Design Review Committee will meet at least once a month to review property owners' applications for modifications or additions to their properties. The committees will also evaluate violations of established standards and seek constructive resolution of these matters.

### **Residential Design Review Committee approval of a project is required.**

The Covenants require that all changes and improvements to a property must be reviewed by a Plan Review Committee. To minimize delays, the standards pre-approve certain simple projects; other projects are eligible for One-Step Permits upon receipt of a complete application and staff verification that the improvement complies with all requirements of the standards. Response to a One-Step Permit request will generally be given within three working days following submission of a complete application. Major projects require a complete application and review by the Plan Review Committees.

Once a complete application has been submitted, the application is reviewed by the Plan Review Committee. It will then be approved, approved conditionally with modifications, or disapproved. As soon as written notification of approval has been received, the project may begin.

Application forms for various types of projects and copies of the most up-to-date standards are available at the Community Associations office.

The Residential Standards and most forms and the standards will be available on the Web site at <http://www.vishramkuteer.com>

### **The Residential Design Review Committee aims to assist property owners when making improvements.**

The committee's goal in the review process is to assist property owners when making changes. These changes require conformity to the architectural character of the neighborhood and applicable regulations which blends with the natural beauty of our surroundings.

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The following is a brief summary for easy reference.

This summary of the protective covenants and residential standards is representative, but not all-inclusive, of those will be in effect in The Vishram Kuteer Separate standards govern non-residential projects. Since the standards are updated from time to time, it is important that residents check with the community association office for copies of the most current standards. Applications for additions and modifications will be approved on the basis of the standards in effect on the date submitted for review by the Residential Design Review Committee.

### Summary of Standards

**Fences:** Some lots are restricted to a specific fence design, including those with swimming pools or lakes, corner lots, lots adjoining major streets, single story homes, Front yard fences, which must be of an "open" design, are limited in height depending on lot size. For most other fences, the maximum height is six feet. If the fence design has a front and a back, the front, or smooth side, must face outward on all sides of the lot. Prohibited fencing materials include: chain, chain link, wire mesh, wire bound picket, plastic, fiberglass, rope and bamboo.

**Decks and other patio structures:** Decks, patios, arbors, trellises, sunshades, storage sheds, gazebos and similar structures must conform to the architectural character of the existing dwelling. Easements must be observed. Complete instructions and a list of unacceptable construction materials are included with the application form.

**Colors and materials:** Exterior painting or re-staining with a currently approved color does require approval. Changes in exterior color or material must be reviewed by the committee. This standard applies to doors, shutters, trim and changes in siding and roofing materials. Colors in muted shades are the norm. Canvas awnings and roofs must be of solid muted shades.

**Exterior Lighting:** Due to their industrial nature, some lamp types and fixture designs are not allowed on residential lots. In general, pole lights, pedestal lights and tree lights intended to shine downward must be located at least 20 feet inward from the street pavement edge and respect all easements. Mercury-vapor lamps are acceptable only in shielded fixtures mounted high in trees to provide low level ambient property illumination (moonlight). The level of illumination of any light should not be offensive or create a glare when viewed from outside the lot. Directional lights must be aimed into the lot on which they are installed. The light source must be shielded.

**Play Structures:** Criteria for the color, materials and placement of play equipment and structures are designed to minimize visual impact of the equipment. Basketball goals must be attached to the residence or mounted on a pole at least 20 feet from a street edge and five feet from the side lot line. Play equipment and basketball goals are not permitted on cul-de-sac islands or on the street edge. Forts, swing sets, etc., are restricted in height and size and must be located in the rear or side yard and not in any easement. Wood construction is preferred.

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**Room additions, garages, and detached buildings:** Please call the Community Associations office for the Neighborhood Criteria that apply to any lot before planning a project. Special restrictions as to the percentage of a lot which may be covered by hard surface material as well as the restrictions related to the amount of square feet of living area in a given home are attached to each lot. The design of any proposed alteration must be architecturally compatible with the dwelling.

Detailed construction drawings, exterior elevation drawings and specifications for color and materials must accompany the completed application. The drawings must indicate how the proposed improvement will relate architecturally to the existing residence, and the plans must be sealed by a licensed architect or structural engineer. Inspections and a refundable compliance deposit are also required. Conversion of a garage or carport to some use other than for automobile storage is generally prohibited. Exceptions may be granted where an architecturally compatible approved replacement structure is provided.

**Pools and spas:** Pools and spas must be enclosed by an approved fence with self-closing and self-latching gates. Pool barrier fencing must comply with the Residential Code. The pool and/or spa as well as its associated decking, beams and waterfalls must not encroach upon any easement. Concrete, paving, and interlocking pavers are also limited by standards regulating lot coverage. Additionally, the water surface area is also limited by the standards. The homeowner should allow plenty of time for the application to be processed as drainage, access routes and tree-removal questions are all carefully considered. Inspections and a refundable compliance deposit are required.

**Satellite dishes:** A satellite dish antenna can be allowed on a lot if the dish is inconspicuous. All dishes must be black or gray in color. The removal of vegetation for signal reception is not allowed. More stringent restrictions apply to dishes over 39 inches in diameter. Since special restrictions apply to the location of satellite dishes on a lot, please phone for information before a purchase is made.

### Covenant Provisions

**Landscaping and tree removal:** In an effort to preserve the ecological balance of The Vishram Kuteer no tree greater than six inches in diameter may be removed without approval of the Plan Review Committees. At least 40 percent of the landscaped area of the front yard must be trees, shrubbery, flowers, mulch or plants. Native plants are encouraged.

**Pets:** Residents of The Vishram Kuteer are limited in the number of animals to be kept outside the home. No more than two, either cats and/or dogs, may be kept outside. Puppies and kittens are not counted in this total until they are weaned from their mother. Animals must not be allowed to run at large, but must be confined to the owner's lot or controlled by a restraint device.

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**Fireworks, firearms:** The sale and use of fireworks and the use or discharge of firearms of any kind whatsoever is strictly prohibited on any property within The Vishram Kuteer community.

**Residential lot use restrictions:** Without prior approval by the Residential Design Review Committee, no structure may be used for any purpose other than that for which it was originally approved. No profession or home industry may be conducted from any residential property without committee approval. Approval may be granted if the activity is shown to be compatible with the residential character of the neighborhood.

**Garage, yard, and estates sales are expressly prohibited.** The Vishram Kuteer Home Owners Association will conduct a flea market twice a year in which residents may participate.

**Dining facilities including full staff:** Kitchen help will be provided in recreation building to all 50 home owners. All Hindu Vegetarian meals will be served in the dining area. Additional visitor or homeowner will be charged \$5 per meal. All residents are required to share the cost of the meals as part of their maintenance monthly home owner association fee. Maintenance fee will also cover maintenance of lawn around the clubhouse and common areas, recreation facilities maintenance, twice a month maid service with laundry done in-house for each home owner, once a year external painting the house includes front door. Maintenance will also include Hindu Temple, common garden, external common area and security gate maintenance. Total monthly fee for the above services will be in the amount of \$1,000 for one person and 1,200 for 2 people per month, which does not include cost of utilities, telephone, garbage pick up, internet and satellite services. No meat, alcohol, or smoking will be permitted inside the dining area and in the kitchen facility.

**Disposition of trash and other debris:** All trash and debris must be placed near the street line no earlier than 6 p.m. the day before regularly scheduled trash pickup. Containers must be removed from public view by 8 p.m. on the day trash is collected. Trash cans may not be stored in public view.

No lumber, metals, bulk materials, refuse or trash may be kept, stored or allowed to accumulate on any lot or adjacent area such as greenbelts or open space areas, drainage easements, vacant lots, etc. Building materials may be stored temporarily on the premises during a construction project for a period not to exceed 120 days.

**Use of easements and rights-of-way:** Easements provide a buffer zone between properties to minimize the impact of one lot upon another. They are set aside for providing utility service and drainage to each lot, and to provide natural vegetative screening and privacy separations between lots. Being certain that your project respects all easements is perhaps the most compelling reason to contact the community association before you complete your project plans.