

DIABLO WEST HOMEOWNERS ASSOCIATION

750 Ynez Circle * Danville, CA 94526

(925) 831-9045

Design Review Committee

AESTHETIC STANDARDS AND RULES

Pursuant to Article 7 of the CC&Rs of the Diablo West HOA all changes to the exterior of homes and the replacement of roofs and fences require the approval of our Design Review Committee prior to beginning the work except repainting or re-staining in the same previously approved color scheme.

The following Rules apply to all areas of all lots that can be viewed from the street and/or greenbelt.

1. Lawns shall be regularly mowed, watered and fertilized so that they will remain green.
2. Landscaping shall be kept pruned and trimmed. No plant shall intrude upon the public sidewalk; tree branches above the public sidewalk shall be trimmed to maintain a clearance of seven (7) feet. Landscaping shall not appear to be neglected or unmaintained.
3. Sidewalks and driveways must be well maintained. Any weeds or grass growing through cracks should be eradicated.
4. Mailboxes, fences and other structural elements shall be well maintained and shall be repaired or replaced if found to be broken, dilapidated or unsightly.
5. No dilapidated, inoperable, or abandoned vehicle shall be parked, kept stored or permitted to remain upon any lot. Such vehicles must be kept in a garage. No unreasonably noisy and no smoky vehicles shall be operated within Diablo West. No overhaul, repair or maintenance work on any motor vehicle, boat, trailer or other vehicle shall be permitted on driveways (the foregoing restriction shall not apply to emergency repairs to vehicles to the extent necessary to enable movement thereof to a proper repair facility).
6. No more than three vehicles shall be parked in a driveway.
7. Vehicles parked in an alley overnight shall not impede other homeowners' access to their garages.
8. Homes shall be painted or stained as needed to reflect a well-maintained appearance.
9. Trash, garbage, accumulated waste plant material, other waste and refuse, and recyclable waste shall be deposited only in containers provided for that purpose by the garbage collection service. Such containers shall be located in an appropriate area upon each lot and concealed from view. Alley lots are not exempt from this requirement.
10. Greenbelt fence replacement: This rule applies to all Diablo West homes that back to the greenbelt. See attached Standards.
11. Camino Tassajara fence replacement: This rule applies to all Diablo West homes that back or side to Camino Tassajara Road. See attached Standards.
12. General Fence replacement: This rule applies to all Diablo West side yard and backyard fences not facing the greenbelt. See attached Standards.

13. Roof replacement: Homeowners must receive written approval from the Design Review Committee prior to beginning work to replace a roof and the materials used must meet the specifications as indicated in the attached standard. See attached Standards.
14. Artificial Turf: Artificial turf shall be approved by the Design Review Committee. Homeowners must receive written approval from the Design Review Committee prior to beginning installation and the product used must conform to the standards established for it. See attached standards.
15. Solar Panels: Solar panels shall be approved by the Design Review Committee. Homeowners must receive written approval from the Design Review Committee prior to beginning installation and materials used must meet the specifications as indicated in the attached standard. See attached Standards.