

ANAHEIM FOOTHILLS

Architectural Frequently Asked Questions : 2018

In response to typical questions we get about owner-initiated architectural improvement projects, the AFHOA Board has compiled a number of answers and guidelines which apply to common projects.

The Board believes that part of the appeal of this community is the consistent and complementary appearance of each of the buildings. An overall principle past boards have used in creating style guidelines is to first preserve the general appearance of the property's original design. However, the Board realizes that the property, having been developed in 1978, could benefit in appearance and value with some allowances for modern hardware and design sensibilities. Additionally, we recognize more owners today want more room for individuality in style. We believe a few areas can be opened up to allow some individuality without detracting from the overall community appearance.

Keep in mind that any project which involves attaching or removing anything from the structure of the unit, and all changes to the hardscape of exclusive use yards within a unit's fence are required to be approved by the Board, and subsequently by Anaheim Hills Planned Community Association through submitting a Request for Architectural Improvement. (More on that at the end of this document.)

Windows

- Changing windows requires submitting a Request for Architectural Improvement.

What are the design guidelines for replacement windows?

- Window frames may be either the original bronze color or white.
- Windows on the front elevations of the units must have the Georgian grids (in either the bronze or white to match the frames). This is to help preserve the general appearance and style uniformity of the community from the street. While the mix of bronze and white does break up the consistency, it's unavoidable as people transition to modern white-framed windows.
- Windows on the side and rear of the units are not required to have the Georgian grids.

Who is responsible for maintaining windows and window seals?

- Maintenance of original and replacements windows (glass, frames, screens, etc.) are the responsibility of the unit owner.
- When the original windows are being replaced, it is the unit owner's responsibility to ensure that the weather sealing system between the window and the building is properly installed to protect the integrity of the wall.
- Inspecting and maintaining the weather sealing of all windows is the responsibility of the Association, which will typically be done as part of the exterior painting plan.

Exterior Doors

- Changing exterior doors requires submitting a Request for Architectural Improvement. (Interior door changes do not require approval).

What are the design guidelines for replacement exterior doors?

- Exterior doors, including the front doors, may be painted any of the colors of the unit (see the web site for the current paint scheme colors).
- Exterior doors, including the front doors, may be natural sealed wood. Stained wood must result in a natural-looking, wood-tone color (i.e. no tints, dyes, or pigments which “colorize” the wood).
- Front doors may be of any style, and may include clear-, frosted-, or stained-glass inserts.

Who is responsible for maintaining exterior doors and weather stripping?

- Original, wood exterior doors will be painted by the Association during the painting cycles of the units.
- Any non-original door must be painted or otherwise maintained by the unit owner, unless that owner wants the basic painting treatment of the original doors. However, non-wood doors will not be painted by the Association.
- Unit owners are responsible for the weather stripping of all exterior doors (original and replacements).

Walkway Lights

- Exterior walkway and doorway lights can be changed by the unit owner. Submitting a Request for Architectural Improvement is optional. If you want to be assured that your chosen lights are acceptable, then submitting a request is advised. Lighting which does not meet the guidelines below will have to be changed.

What are the design guidelines for replacement exterior lights?

- Walkway lights mounted on the garages or other exterior walls near the driveways and entries must be some form of carriage-like style (a wall mounting plate with an arm, and a lamp “box” hanging from that arm). The objective is to have a style with enough lines in it to complement the grids of the front windows. Designs can range from rectangular craftsman styles to more ornate tear drop or bell shapes. Modern designs can be acceptable so long as they are not completely devoid of some grid-like element. The hardware must be black, dark brown, or bronze in color.
- Lights to avoid include basic industrial-style lights, overly simplistic/modern designs, and ornate carriage styles lacking decorative grids or lines.

Exterior Walkway Lights — Preferred Designs

Examples of suitable exterior lights. Whether ornate, modern, or craftsman styled, something like these is what is preferred — something with some sense of design other than a basic industrial look.



Exterior Walkway Lights — Designs to Avoid

Examples of unsuitable exterior lights. While they're nice lights on their own, these examples are either too simplistic, lack grid details, or otherwise stray too far from the overall objective design style.



Who is responsible for maintaining exterior lights?

- Maintenance of all exterior lights, and removing them for periodic painting is the responsibility of the unit owner.

Security Lights

- Adding security lights requires submitting a Request for Architectural Improvement.
- Consider reading these articles about whether security lights are actually beneficial in preventing burglary (they may not be as effective as people expect):
 - ❖ <https://thecrimepreventionwebsite.com/external-lighting-for-the-home-and-garden/620/the-benefits-and-limitations-of-external-lighting/>
 - ❖ https://www.schneier.com/blog/archives/2007/09/light_and_crime.html
 - ❖ <https://www.ackermansecurity.com/news/ways-home-security-lights-can-increase-your>
- We understand having these lights may make people feel better, but their effectiveness is not certain, and we don't want to see the streets look like a high-security facility with every unit having excessively large or unattractive lighting.

What are the design guidelines for security lights?

- Security lights must be suitably sized for our driveways and yards. Excessively large or excessively bright lights intended for commercial buildings will not be accepted.
- They must be black, dark brown, or bronze to coordinate with the color of other exterior lights.
- They must be mounted under the garage eaves where possible (some units don't have eaves).
- They must be motion triggered, and not lit all night long. They must be rated for no more than about 1000 lumens. This is more than enough to illuminate a space at night without being a nuisance to others. Ultra-bright bulbs are not any more effective, and can actually create advantages for would-be intruders.
- Flood-style lights must be pointed predominantly downward. They must have bulb guards to minimize glare into the eyes of drivers and pedestrians, and into neighboring unit yards and windows.

Who is responsible for maintaining security lights?

- Maintenance of all exterior lights, and removing them for periodic painting is the responsibility of the unit owner.

Styles of Security Lights

Security Lights to Avoid



Bulbs are fully exposed. They must be shrouded.



This is an industrial light not complementary to our community's style.



Lights like this are generally too big and bright for driveway usage.

Preferred Security Lights



Styled, won't shine on the street, has integrated motion sensor.



Many exterior walkway type lights come with motion sensors as well. These can be used to light the driveway without being excessively bright.



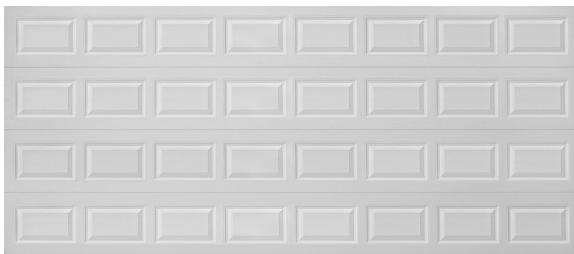
Basic motion sensor lights must be dark brown, bronze, or black with the bulbs covered. White or gray will look too industrial. Bulbs must be pointed down.

Garage Doors

- Changing garage doors requires submitting a Request for Architectural Improvement.

What are the design guidelines for security lights?

- Generally, the design criteria is for the door to be the vendor's "white" offering, and to be styled similar to these examples (short panels on left, long panels on right). The number of actual grids is not critical.
- Windows must be rectangular, and must be somewhat opaque (frosted).



Who is responsible for maintaining garage doors?

- Original, wood garage doors will be painted by the Association during the painting cycles of the units.

- Any non-original door must be painted or otherwise maintained by the unit owner, unless that owner wants the basic painting treatment of the original doors. However, non-wood doors will not be painted by the Association.

Satellite Dishes & Antennas

- Satellite dishes for the purpose of television and internet signals may be installed upon approval of a submitted Request for Architectural Improvement.

What are the design guidelines for antennas?

- If at all possible, the hardware must be located so as to not be visible from the street. If this is not possible, the exact location must be specified in the Request. Additionally, hardware should be mounted to one of the wood fascia or trim pieces, and not to the stucco or stone walls of the unit.
- Exterior antennas are not allowed. Each unit should already have original equipment TV antennas in the attics. Modern digital antennas can be installed in the attic or other interior space of the unit.

Who is responsible for maintaining antennas?

- Maintenance of dishes and antennas is the responsibility of the unit owner. Hardware may have to be removed for periodic maintenance of the wood.

Front Yards

- Front yards are part of the Association's Common Area. That is, they are not part of the unit, and are maintained by the Association.
- Unit owner's are restricted from making changes to any part of the front yard landscaping and hardscaping.

Walkways

- Maintenance of the walkway hardscape inside the unit's fenced yard, and between the gate and the driveway are the responsibility of the unit owner.
- Walkways inside the fenced area of the unit can be modified by the unit owner upon approval of a submitted Request for Architectural Improvement.
- Walkway changes can stop at the unit's front gate (leaving the original concrete between the gate and driveway), or continue through to the edge of the driveway.
- There are no specific color restrictions for walkways inside the fenced yard, however, modifications which go past the gate to the edge of the driveway are most likely to be approved if they're gray or neutral in color. Colors which are deemed to clash with the overall preferred appearance of the unit exteriors will not be approved.
- Once a walkway between the gate and driveway have been modified by a unit owner, the owner is responsible for all maintenance (even cracking resulting from tree roots in the common area).

Font Gates

- Changing a front gate requires submitting a Request for Architectural Improvement.

What are the design guidelines for gates?

- Gates must be metal, black or bronze, can be a grid, scroll, or customized designs, and be rectangular or have an arched top. The overall height of the gate cannot exceed the height of the fence it is mounted to.
- Gates may include keyed or electronic locks.



Who is responsible for maintaining gates?

- Original gates will be maintained by the Association.
- Any non-original gate must be painted or otherwise maintained by the unit owner, unless that owner wants the basic painting treatment of the original gate. However, replaced gates (hinges, latches, locks, and the gate itself) will not be maintained or repaired by the Association.

Exclusive-Use Yards

- Unit owners are able to make changes to their exclusive use “inside the fence” yard landscaping and hardscaping upon approval of a submitted Request for Architectural Improvement.
- Common improvements include changes to walkways and patios, raised planting beds, hardscaped pre-built spas, outdoor cooking areas, patio covers, and lighting. Most changes along these lines are going to be fairly routine to approve. However, the plans, along with material and color samples must be fully detailed in the Request for Architectural Improvement submission.
- Changes which are more significant such as custom water features or permanent structure changes are likely to take more time to consider. Extreme modifications which alter the structure of the unit, or may incur significant risk of cost to the Association may require legal changes to the property deed to establish responsibility of the unit owner. The costs of such processes will be at the unit owner’s expense.

Everything Else

- Not everything which may require approval in a Request has been outlined above.
- Keep in mind that any project which involves attaching or removing anything from the structure of the unit, and all changes to the hardscape of exclusive use yards within a unit’s fence are required to be approved by the Board through submitting a Request for Architectural Improvement.
- When in doubt, ask.

Submittals

- Ultimately, all submittals must be approved by both the Anaheim Foothills board and by the master association.
- Since submittals must be approved by the Anaheim Hills Planned Community association, the submittal must meet all of their requirements. If they deem there is missing information, they will reject submittals without reviewing them.
- Due to the timing of various board meetings, you should plan on submittal approvals taking at least two months, usually three months, and maybe even four months if either association has questions. Save yourself the aggravation: plan ahead and expect there to be a several month delay before you are actually approved to begin your project.

This is where to find the requirements for a proper architectural submittal:

http://ahpca.org/ahpca/page.html?page_id=30

- Download the “Architectural Standards (Policy)” document. This has the broader AHPCA rules and submittal requirements. It also has the Application for Architectural Approval form. If you follow the needs for your specific project to meet AHPCA’s submittal requirements, that will usually be suitable for AFHOA as well. Again, to avoid questions and delays, be sure all samples, photos, drawings, schedules, vendors, manufacturers, part numbers, colors, etc., are as detailed as possible.

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