

097224

EXHIBIT "C"

Francisco Oaks

Architectural
Design Guidelines

NOVEMBER, 2002

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INTRODUCTION

The Architectural Design Guidelines have been created to provide property owners, architects, homebuilders and contractors with a set of parameters for the preparation of their drawings and specifications. The purpose of these guidelines is to provide a guiding philosophy and direction to ensure that the build-out of the homes is carefully accomplished within the context of the architectural styles that have contributed to shaping California's history and residential neighborhoods.

It is not the intent of the Architectural Review Committee (ARC) to dictate all details of the house design. The Committee strives to help and encourage homeowners in creating a community of well built homes.

While these Design Guidelines are the primary tool for guiding the design of all homes and landscaping in Francisco Oaks, this is not the only document which controls development within the neighborhoods. For example, The Declaration of Covenants, Conditions and Restrictions (CCRs) for Francisco Oaks include additional rules pertaining to the construction of homes in Francisco Oaks as does the El Dorado County Zoning Code.

THE ARCHITECTURAL DESIGN PROCESS

ARCHITECTURAL REVIEW COMMITTEE

An Architectural Review Committee (the "ARC") has been established pursuant to Article ___ of the CCRs. The ARC is authorized to adopt, interpret, and enforce these Design Guidelines in the review and approval of all plan submittals for initial site development issues, Architectural designs for new construction and any additions, as well as landscape design plans. The ARC is initially comprised of three (3) members appointed by the Declarant/ Developer. Except for the ARC members appointed by the Declarant/Developer, only owners of lots within Francisco Oaks may serve as members of the ARC. Additionally, an Architect or other design professional, who is a non-owner, may serve on or act as a consultant to the ARC. Before beginning any site work or construction activity, the property owner or appropriate agent must submit an APPLICATION FOR APPROVAL of such work to the Committee. Approval by the Committee must be received prior to the start of any clearing, grading, construction or landscaping.

The authority to approve or disapprove building and landscape plans is provided by the CCRs for Francisco Oaks.

DESIGN REVIEW PROCEDURE

Please familiarize yourself with the Design Guidelines before beginning the design process. The Guidelines outline many basic requirements and processes the Committee will use to review and approve architectural, site and landscaping plans.

We encourage you to use professional designers and builders who understand the Architectural Design Guidelines, and the quality and standards that will be required at Francisco Oaks.

All plans or designs submitted must be drawn by a qualified designer, architect, engineer or landscape architect.

It is the responsibility of owners to acquaint their building team with the Design Guidelines. El Dorado County has jurisdiction over our Francisco Oaks Community. The El Dorado County Building Department should be contacted at the beginning of the planning process to ensure compliance with its requirements. Compliance with all governmental regulations is the obligation of owners.

PRELIMINARY DESIGN SUBMITTAL (OPTIONAL)

Prior to submitting a completed set of plans, the owner may submit preliminary designs at any stage of plan development.

The Preliminary Design Submittal package should contain two (2) sets of any the following:

1. Floor Plans, drawn to scale.
2. Conceptual exterior elevations for all four elevations with enough detail to allow the committee to make an effective review of the plan. Items that should be included in the elevation drawings are:

Identification of exterior materials;

Roof pitches;

Window and door treatment, decks, chimneys, post and railings, walls and fences, etc.

Note: Items "1" and "2" may be in sketch form—that is, drawings of a preliminary nature—and need not have all the dimensions and details. However, critical dimensions should be included.

3. A site plan, drawn to scale, showing:
 - a. Property lines.
 - b. Contours, existing grades, proposed finish grades and drainage plan— including area drains and swales.
 - c. Home location, setbacks and easements.
 - d. Driveway and turn-around locations and dimensions.
 - e. Existing trees: Designate all trees on the lot and those which are proposed to be removed

Home site owners should submit the completed Application form, along with the Plans described above to the Committee. The Committee will review the plans and contact the owner as soon as possible but no later than 30 calendar days. (Please reference the Francisco Oaks for additional details on the Committee's response

FINAL DESIGN REVIEW AND APPROVAL

After Preliminary review, if applicable, the owner must submit the following for the final design approval:

1. Site Plan (minimum scale of 1" = 20') indicating property boundaries, existing utilities, building envelope, proposed buildings, driveway and grades, power, water and sewer tie-ins, and existing and proposed grading and drainage. Designate all trees to be removed.
2. Floor Plans (scale of ¼" = 1'0") corresponding with the site plan orientation, with room names and dimensions, location of doors and windows, location of air conditioning and electrical equipment, and total square footage by floor level.
3. Exterior Elevations (scale of ¼" = 1'0") all four (4) sides showing total height and architectural details indicating size, material and color, color and texture of exterior walls, roof material, locations of color or material changes, windows, doors, fascia, eave, gutter and downspout details, garage doors and trim.
4. Roof Plan (scale of ¼" = 1'0") indicating roof material and color, pitches, overhangs, all projections, including chimneys, vents, skylights, and any proposed solar heating systems
5. Color and Material
Showing type, color, and texture for all exterior walls, trim, doors, windows and roof, including manufacturer's name and color or material number.

6. Conceptual Front Landscape Plan (minimum scale of 1" - 8') indicating all existing trees to remain (and any proposed to be removed), home and driveway location, common tree and plant names, location & size of all proposed plant material, drainage, irrigation system and coverage, and other improvements, such as patios, decks, pools, spas, retaining walls, walkways, fences, solar or shade structures, etc.

(NOTE: This is an optional step for Final Design Approval and may be submitted at a later date, but prior to installation.)

The Committee's Final Design Review procedure is also structured for a 1 to 2 week period. Applicants must submit two (2) sets of final construction plans as defined in the next section, two copies of the application, and the processing fee, initially set at \$300.00 to the Committee at the Francisco Oaks Community Association office. One (1) set of all documents will be returned to the owner marked "Approved as Submitted" or "Approved as Noted." Plans needing to be extensively modified will have to be resubmitted.

CONSTRUCTION REQUIREMENTS

Upon final design approval, the plans will be ready for building permit application and construction. Along with the Committee's final design approval, other pre-construction requirements will include:

1. Verification that construction is being provided by a licensed contractor.
2. The acquisition of a building permit from the County of El Dorado.
3. A refundable construction deposit, which must be submitted prior to starting construction. The construction deposit is initially set at \$1500.00. These funds will be used to repair any damage caused by construction personnel or equipment to adjacent property, roads, or amenities, or used to clean construction debris on or leading from the site, if necessary. Checks should be made payable to "Francisco Oaks Community Association" and will be refundable, less any deductions, upon completion of the job and final inspection by the Committee.

REMODELING AND ADDITIONS

Remodeling and Additions to the exterior of existing improvements must meet the same criteria as new construction, including approval from the Committee. All information concerning color, site location, architecture, landscaping, grading and excavation, roof, height, solar collectors, setbacks, lighting, etc., will be of concern to the Committee.

Prior to starting any work on any changes to the existing home or homesite, the Homeowner must contact the Committee to determine which plans will be required for the

review process. All fees and deposits will be applicable, but may be reduced or waived if the Committee feels the degree of review needed does not warrant the full fee.

FEES AND DEPOSITS

The Application for Approval, processing fee, damage deposit and all other materials necessary for the Committee to approve a residence should be sent to :

Francisco Oaks Homeowners Association
Architectural Design Committee

El Dorado Hills, CA 95762

SUMMARY OF PROCEDURAL STEPS

The checklist below outlines the steps to submit an application for review at Francisco Oaks.

PRELIMINARY DESIGN REVIEW (OPTIONAL)

Application Form

Two sets of any Preliminary Plans showing: Floor Plans, Elevations, Site Plans, Fencing Plan

FINAL DESIGN REVIEW APPROVAL

Application Form

Two sets of: Site and Grading Plan, Landscape and Irrigation Plan (optional), Building Plans, First Floor Plan, Upper Floor Plan, Roof Plan, Building Elevations, Specifications and Schedule, Processing Fee--\$300.00.

CONSTRUCTION REQUIREMENTS

Contractor's Verification, Building Permit, Construction, Deposit \$1500.00

REMODELING and ADDITIONS

(Same process as Final Design Review Approval)

SITE PLANNING GUIDELINES

SITE PLANNING

The goal of site planning guidelines is for all buildings, landscaping and other site improvements to be integrated with the natural features of the land. The siting of a house is a critical part of the design decision. The site plan concept developed for each Homeowner should reflect functional needs, while being sensitive to the property's unique characteristics and inherent design opportunities.

Ideally, buildings should "step with the site", accomplishing level changes through a composition of forms, rather than just using extensive site grading. Consideration should be given to the potential impact of the plan upon adjacent home sites and common areas. Care should be taken that all elevations of a house have a pleasing appearance not just from neighboring home sites, but from the streets as well. Each Owner and their design team members should carefully consider the natural characteristics of the site and work within the review process to achieve the long-term aesthetic goals of the community.

GRADING

The design and development concepts of the Community call for the maintenance of the existing grades in as much of the original condition as reasonably possible. Grading that is required for pools, patios, etc. should incorporate the same design philosophy as that used in siting a residence and requires the same committee authorization.

All grading reviews shall be subject to the jurisdiction of the committee and shall be considered individually for each lot. Requirements will be based upon individual homesite locations, terrain & soil conditions, drainage and cuts & fills. Changes from existing grades and drainage patterns and subsequent liability is the responsibility of the owner and the owner's design and construction team.

DRAINAGE

Drainage considerations for individual sites play an important part of the overall ecological balance of the site. Water runoff for each individual homesite must be handled by adequately sloping all areas so that runoff can be directed to the natural street drainage areas or to storm drainage facilities.

It is anticipated that lots at lower elevations will be subject to drainage resulting from homesites at higher elevations. Care should be taken to anticipate the effects of that drainage.

Site drainage must be detailed on the grading plan. All sheet flow should be directed into drainage swales, area drains, or street, curb and gutter. Although the Committee will review drainage plans, the homesite owner is fully responsible for water runoff and drainage control of the homesite. Landscaping may not be installed in any manner that interferes with developer-installed storm drainage improvements, except as provided in approved plans.

Site and drainage plans shall be closely studied to ensure that proper area drain systems and/or diversion routes are designed to prevent runoff into sensitive areas or other home sites. Approval of site and drainage plans will not relieve the owner, engineer or contractor of liability for any damage to their property or adjacent properties.

BUILDING HEIGHT

The maximum height of any home in Francisco Oaks shall be 35'. The height of a home is measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade. More stringent restrictions may be imposed on certain lots where it is deemed necessary by the ARC to reduce the visual impact of a house on others in the community.

BUILDING SETBACKS

As part of the project approval, El Dorado County has established minimum building setbacks in each of the neighborhoods. The setbacks required by the County, however, are minimums and not necessarily the setbacks, which would automatically be approved by the ARC. These setbacks will help minimize the feeling of crowding and ensure that the views of the neighborhood will be pleasing in appearance from the street as well as adjacent homes.

Outdoor elements of the house which are attached, (such as decks, porches, trellis structures and wing walls) are considered to be part of the house and will not be allowed to encroach into setback areas. The ARC may consider variances in the case of unique site characteristics. Driveways, patios, walks, etc., may encroach into setback areas but should be kept a minimum of three (3') feet off the property line for a landscape buffer and drainage. Fences and retaining walls may be placed on the property line; however, such walls or fences cannot exceed 36" in height where they are within the front yard setback.

TREE PRESERVATION OR REMOVAL

A great deal of effort has been made to preserve the existing oaks in Francisco Oaks. All planning, construction, landscaping and maintenance shall be done with consideration to the potential impacts on oak trees. Landscape plans, including irrigation and drainage,

shall consider potential impacts to the trees. No tree may be removed without the express written consent of the ARC. It is acknowledged that certain trees may need to be removed from some lots in order to build a home, however, the case for tree removal must be demonstrated to the ARC prior to approval being granted.

DRIVEWAYS & GARAGES

All driveways are to be constructed using a concrete treatment. A width of 12' at the street is preferred, with the maximum of 16' being allowed, so that the driveway does not become the dominant front yard landscape feature. Unless otherwise approved by the ARC, there must be a minimum of three (3') feet for landscape buffer between driveway and property line.

The developer has made a concerted effort to avoid the redundant, garage-dominated appearance seen in so many neighborhoods. However, not every homesite will accommodate a side-facing garage. For those lots, which must have garages facing the street, single decorative and/or wood doors may be required. Variety can also be provided by placing the garage toward the rear of the lot, or by placing the third car storage separate from the main garage. Topography and tree cover will also help minimize the potential monotony.

WALLS AND FENCES

Owners will be encouraged to screen private spaces or boundaries with natural trees or shrubs when possible. If fencing is desired, wrought iron or wood are the preferred choices. The Master Fencing Plan and Fencing Detail profiles (see appendix) designate the standard design and color and indicate the location and specific design for fencing on all of the homesites. The purpose of the plan is to create continuity within the community as viewed from the streets, open space areas and natural areas. The Master Fencing Plan should be reviewed prior to starting any design work. ARC may approve a different fence design if it determines that it is warranted by the situation. A wall or fence should be considered an extension of the Architecture of the home, serving as a transition between the house and the natural forms of the site.

Maximum height for walls and fences is six (6') feet. However, no structures, including fencing or walls over three (3') feet in height, may be installed in the front yard setback along any street frontage. Any side yard fences should tie into the home at least ten (10') feet behind the front elevation and use the good neighbor fence shown in the Master Fencing Plan. All walls and fences must be approved by the ARC prior to their installation.

RETAINING WALLS

Effort should be made in the design of the home and landscaping to minimize the use of retaining walls. Retaining walls will require ARC approval and should be screened or softened by the use of landscaping. Multiple short walls "broken-up" by landscaping are preferable to one taller wall.

EXTERIOR LIGHTING

Except for porch lights, exterior lighting should be used primarily for safety providing light for walkways. Secondary lights may be used to accent the Architecture of the home or featured trees and must be approved as part of the landscape plans. Exterior lighting must not impact adjacent properties, thus any "spot" lamps must direct light downward. Exterior lighting should utilize low-voltage fixtures, kept as close to grade as possible. All exterior lighting must be approved by the ARC prior to installation.

ACCESSORY STRUCTURES/AIR CONDITIONER UNIT SCREENING

These Design Guidelines apply to all structures constructed on a homesite. This includes any accessory structure such as gazebos, storage sheds, detached garages, guesthouses, pool houses, etc. Owners will not be allowed to construct any such proposed structures until ARC reviews and approves the plans and specifications. The design of all accessory structures must be compatible with the Architecture of the home. Materials and color selections should utilize the same elements used on the home and all setback requirements will apply to these structures. All detailed construction plans applicable to the construction of a home will also be needed for any necessary structure, including a site plan, elevations, material selections, colors, etc. Basketball goals are permitted, subject to the review and approval of the ARC. If air conditioning equipment will not be behind a wood fence, building plans must include a screen detail to hide this equipment from the street or adjacent lots.

SOLAR ENERGY

The application of the principles of solar design should be carefully considered in the planning and construction of all residences in the community.

Many of the lots include characteristics which would make installation of solar panels less effective than other lots within the development. Care should be taken when selecting a lot to anticipate the owner's desire for solar collectors.

Solar collectors must be aesthetically integrated into the design forms when exposed to view, and they must be hidden from view whenever possible. Solar collector panels should

be carefully designed to relate to the architectural mass to which they are attached. All equipment should be dark in color. Aluminum trim should be anodized bronze or a similar color or a color otherwise approved by the Committee. Feeder and return piping located on any wall surface should be concealed to the extent possible and otherwise painted to blend as closely as possible to the color of the adjacent wall surface. Solar panels/piping should be constructed of rigid material to avoid the undesirable appearance presented by components of flexible construction.

The applicant must submit professionally drawn construction details which apply to the specific installation and must be drawn to scale and must clearly show all relevant elevations of the installation, assembly, the attachment to the roof, trellis or other structure, and the proposed location on the lot or building.

SIGNAGE

The Developer has implemented a sign program for the initial sales and build-out period of Francisco Oaks. During construction of the house, it is the responsibility of the owner to maintain the lot identification sign placed in the front of each lot. A general contractor's sign of "reasonable" size may be erected and maintained during construction. Real Estate brokerage firm signs, until otherwise determined by the ARC, will be limited to the size and colors as described in the CCRs. All signs shall be subject to the review and approval of the ARC and must be removed within one week following the move-in of a new resident.

No signs of any kind shall be displayed to the public view on or from any Lot or portion of the Project without the approval of the ARC, except as follow:

- Signs advertising a house or lot for sale, lease, rent or exchange that have prior ARC approval;
- A sign of reasonable size identifying the name or company name of the Builder/General Contractor;
- Signs that may be used by Declarant or its assignees in connection with the development of the Project and sale of Lots;
- Other signs or notices that are required by law or necessary to perfect a right provided for in law.

(Reference Article ___ of the CCRs for additional signage restrictions.)

LANDSCAPE

INTRODUCTION

These landscape guidelines are intended to be a supplement to the general guidelines contained in the "Architectural and Landscape Design Guidelines" for Francisco Oaks.

Francisco Oaks has been designed to complement the natural features of the land. Mature oak trees present within the community and adjacent open areas, help set the tone for landscaping in Francisco Oaks. It is the intent of the Architectural Review Committee to preserve and enhance the existing landscape features; consequently, a strong emphasis is placed on landscaping in the Architectural Review Process. Thoughtful quality landscaping is critical to the appearance of each home as well as the overall community.

The landscape design for homes in Francisco Oaks should attempt to blend the existing oak trees and other natural features of the site with the new landscaping. Planting and materials should reflect the existing topography, and flow from one lot to the next. This provides the feeling of continuity, rather than a choppy delineation of specific boundaries of each lot. Consideration should be given to those plant materials which are indigenous to the area and drip irrigation systems and drought-tolerant plants should be utilized. All designs shall consider impacts to the existing oaks.

Prior to commencement of any new landscape work or any modification of existing landscaping, all plans must be reviewed and approved in writing by the ARC. Landscape plans should provide adequate detail, showing contours and drainage.

Homeowners should review the "Firescaping Standards" in the Wildfire Safety Plan. The ARC will consider these standards in reviewing plan submittals.

A great deal of effort was made to preserve as many of the existing oak trees as possible. Most home sites contain mature oaks, and owners and their design team are expected to make every effort to save these trees. On certain lots, it may not be possible to build a home and at the same time preserve the key tree(s). However, before the ARC will approve any plan requiring tree removal, that owner must demonstrate that there are no other reasonable design alternatives, which would minimize tree removal.

It is important that all construction activities consider the potential impacts in and around oak trees, such as trenching and grading, etc. It is also important to consider potential impacts from retaining walls or foundations which can trap water and cause root or crown rot, killing the tree. In summary, irrigation under the drip lines of oaks is prohibited, unless approved by the ARC.

DEVELOPMENT GOALS—LANDSCAPING

Develop Landscape designs which:

1. Provide continuity between adjacent lots and varied architectural styles;
2. Are compatible and compliment the architectural style of Francisco Oaks;
3. Minimize visual impact of garages and driveways;
4. Provide function and simple, clean aesthetics;
5. Are compatible with the existing natural features, i.e. oak trees, natural rock outcroppings, etc.;
6. Consider plant material in relation to the central region and micro-climate (e.g. use of shade tolerant plantings in shaded areas, including east and north exposures, use of water conserving plant material near or under oak trees, use of appropriate plantings in or near creek ways or drainage swales, selection of plantings appropriate to the frost/freeze and high heat zones of this region);

ELEMENTS TO BE INCLUDED IN ALL FRONT YARD DESIGNS

Use of like or compatible materials of building in landscape (i.e. hardscape, fences, walls, wing walls, accent elements).

Use of foundation plantings. Foundation planting is defined as background shrub plantings located along the façade of the house, in front of the house foundation.

Adequate protection of existing oak trees (where applicable).

Appropriate use of turf -- Turf shall be an integral element of all front yard designs and extend to the street and adjacent properties to help provide continuity from yard to yard

Coordination and blending with adjacent lots on both sides of the property. The goal is to soften the appearance of the property lines.

Provision of positive drainage.

PLAN SUBMITTALS

Conceptual landscape plans will be reviewed and approved by the Architectural Review Committee (ARC). Work shall not commence without written approval from the ARC.

The following plans are required to be included in the submittal for design approval on separate plans with a minimum scale of 1/8" = 1'-0" (submit two sets):

1. Conceptual Landscape Plan: This plan shall include:

- a. A clear illustration of the entire design including all proposed hard scape features, overhead structures and planting types.
- b. Plantings shall be identified by plant characteristics with examples of plant species. For example, a cluster of trees may be labeled "Flowering Accent Tree, i.e. Flowering Plum, Flowering Pear or Red Crape Myrtle".
- c. Plants in the front yard are to be identified as well as trees in the back yard and plant material near existing oak trees.
- d. the irrigation system shall be automated;
- e. drip irrigation shall be used at and around existing oak trees.

-The irrigation system shall contain a rain shut-off valve.

-The domestic water system shall be protected from the irrigation system by a backflow device or anti-siphon valves installed per manufacturer specifications.

2. Conceptual Drainage Plan: This plan shall include:

- a. A clear illustration of the drainage plan showing flow lines, proposed drainage swales, probable locations of drains and drain lines. This plan shall demonstrate that the drainage impacts of the proposed design have been analyzed and solutions presented are realistic.
- b. Adequate proof that drainage (beyond that which is naturally occurring) from increased surface run-off due to additional hard scape improvements does not flow into the adjacent property.
- c. *The following note must be included on all Conceptual Drainage Plans:*
-Run-off shall be directed to the street or designated area where drainage facilities exist. The homeowner is responsible for the drainage and run-off from their lot.

COMPLETION OF LANDSCAPING

Front landscaping must be completed, in accordance with the approved landscape plan within 6 months of the earlier of occupancy or completion of the home, weather permitting.

In the case of a "spec" home (a home built for sale to a future purchaser) prior approval of landscaping and fencing plans may be delayed until such time as the individual lot owner has been identified. The owner will be required to commence landscaping within 120 days of occupancy and to complete within 90 days, subject to weather.

VACANT HOMESITES

Some owners may not elect to begin construction immediately after purchasing in Francisco Oaks. While natural grasses are expected to grow during the spring and die during the summer, it is required that fallen branches, debris and all other foreign material will be removed from the homesite. The homesite is to be kept in a near natural condition, subject to the weed abatement/fire break requirements of the El Dorado Hills Fire District and the Francisco Oaks CCRs and Wildfire Safety Plan.

Any removal of live trees must be reviewed by the Committee prior to extraction. Failure to maintain a homesite in an acceptable condition will result in the Homeowners Association having the work performed at the expense of the homeowner.

Architecture

Architectural Design Philosophy

The design theme created for Francisco Oaks is based upon the *interpretation and re-creation* of architectural styles that have played a significant role in shaping residential neighborhoods throughout California's history.

The architectural styles that have been selected for Francisco Oaks include:

Monterey
 Santa Barbara
 Italian Villa
 Craftsman
 English Manor
 Country French
 Prairie
 California Ranch

Each home should exhibit certain major or identifiable features of the selected architectural style while reflecting the individuality of the Owner. It is not the intent of these guidelines to dictate exacting duplication or reproduction of these styles, but rather to provide direction that will result in an accurate and authentic *interpretation* of each theme or style while *integrating current design trends and a livable floor plan* for the owner.

The following section provides some basic examples of the more typical, identifiable features and elements of these architectural styles. For additional information, refer to the Architectural Design Philosophy (in booklet format) featuring "image boards" that have been prepared for each architectural style.

Monterey

The Monterey style evolved as a blend of Spanish Colonial predominant in Northern California with the English shapes brought to California from New England. Identifying features include two stories with a low-pitched gable roof (occasionally hipped) and a second story balcony usually cantilevered and covered by the principal roof. Roofs are usually tile sometimes shake. Wall materials are either stucco, brick or wood. Doors and window surrounds often resemble Spanish Colonial prototypes (i.e. recessed). Paired windows and false shutters are common.

Santa Barbara

California is the birthplace of the Mission style and many of its landmark examples are concentrated here. As part of the Spanish Eclectic style, during the 1920's new communities in California were planned in the Spanish and Mission styles and older towns such as Santa Barbara concentrated on the Spanish Eclectic style through out the entire community.

Notable features include Mission shaped dormers, roof tiles in variations of red and burnt orange, wide overhanging eaves, porch roofs usually supported by large square piers and typically smooth stucco wall surfaces.

Most styles have prominent one-story porches either at the entry area or covering the full width of the façade, which often have arched roof supports.

Italian Villa

Also referred to as "Italianate" this style dominated American houses constructed between 1850 and 1880. During these decades San Francisco grew from a village to a principal American port; most of its earliest town houses were constructed in this architectural style. Italianate houses built in California generally followed the informal rural models of the Old World prototypes, particularly architecture from the Tuscany region.

Identifying features include low pitched, hipped roofs typically covered by flat or barreled tile. Upper story windows are usually smaller and less elaborate than the windows on the first level. Arches are common above doors, first story windows and porches. Small classical columns or pilasters usually accent recessed entries. The roof usually has broad, overhanging eaves. Exterior materials include stucco, masonry and wood materials.

Craftsman

The Craftsman style originated in California during the 1890's. The style is characterized by the rustic texture of the building materials and broad overhangs with exposed rafter tails at the eaves. Commonly the roof is low pitched and gabled and includes front porches with either full or partial coverage on the width of the home. Distinctive and variably tapered square columns support the roof over the porch. The details of the Craftsman style are accented by the use of natural materials such as wood lap siding, wood shingles and rustic stone masonry.

English Manor

This style dominated the residential neighborhoods during the 1920s and early 30s not only in California, but throughout the rest of the country as well. The style faded in popularity in the late 30s but became popular in a somewhat modified form during the 1970s and 80s.

The English Manor/Tudor name takes in a wide range of styles from country cottages to more formal, elaborate designs. Most styles, however, emphasize high pitched, gabled roofs and decorative chimneys usually placed in prominent locations in the front or on the side of the house. Identifiable features included tall, narrower windows usually in groups of three or more on all elevations and simple recessed arched doorways with heavy distressed wood planked front doors.

Country French

Although this style first started appearing in suburbs throughout California and the nation in the 1920s and 30s, this style has steadily grown in popularity since the 1970s. While based upon centuries of French domestic architecture, this style does not closely follow French prototypes, but rather has become an interpretation of that architecture. The informal country French architecture shared much with Medieval English Tradition and as a result resembles English Tudor styles. The most characteristic feature is a tall steeply pitched hipped roof. Doors and windows are usually round or arched above. Doors are often set in simple arched openings and shutters are often used on certain windows. An easily identifiable feature on numerous country French homes is the prominent round tower with a high conical roof. The tower usually incorporates the front entry doorway. Typical wall materials include a mixture of brick, stone wood and stucco.

Prairie

As one of the few indigenous American styles, the Prairie style originated in Chicago in the late 1890s and quickly spread throughout the country in the early 1900s. Frank Lloyd Wright's early work was in this style and he is acknowledged as the master of the Prairie house.

Identifying features of this style include a low pitched roof, usually hipped and wide overhanging eaves, almost always 2 stories with wings and porches on the first level. Elevation detail emphasizes horizontal lines and often massive, square porch supports. The siding is usually stucco typically painted in earth tones and decorative banding. Porte cocheres and raised porches extending from the main house are commonplace.

California Ranch

Several creative architects originated the California Ranch style in the mid-1930s. It gained popularity during the 1940s to become the dominant style throughout the country during the 1950s and 1960s. The popularity of the "rambling" ranch was made possible by the increased dependence of the automobile and the residential growth in the suburbs. Sprawling houses on wider lots replaced the compact homes on smaller lots within the cities. The California Ranch is based on Spanish Colonial architecture and modified by influences of the Craftsman and Prairie styles. Roof designs are typically low-pitched with moderate or wide eave overhangs. Three common roof forms are used with the hipped version being the most popular followed by the cross-gabled and side-gabled designs.

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EXHIBIT "D"
Legal Description

Lot A of "Amended Plat of Francisco Oaks", filed December 10, 2002 in Book I, of Maps at Page 149, El Dorado County Records.