

THE HEADLANDS

ARCHITECTURAL AND LANDSCAPE RULES AND STANDARDS

ADOPTED MAY 14, 1998 & AMENDED NOVEMBER 12, 1998

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**The Headlands street address/lot number,
lot location, and special land use restrictions from
the PD document between the City and the Developer.**

THE HEADLANDS HOMEOWNERS' ASSOCIATION ARCHITECTURAL RULES AND STANDARDS

ADOPTION: The Headlands Owners' Association Board of Directors adopted These Rules and Standards on May 14, 1998 and further amended November 12, 1998. The Rules and Standards were developed to maintain The Headland's harmonious design and to preserve the original concepts of the development.

The Headlands Project Architectural Committee (PAC) based on standard rules adopted by the Community Architectural Committee (CAC) and other Harbor Bay Isle Project Association rules and standards developed these Rules and Standards. They are additionally based on the more restrictive and unique requirements of the **City-mandated Planned Development Agreement (PD) between the city of Alameda and the Developer, Shea Homes**, and the Headlands Covenants, Conditions and Restrictions (CC&Rs). Some requirements and restrictions in the PD apply only to certain lots as noted in each subject section. **Contact the Community Architectural Administrator for information regarding any specific restrictions or requirements for your lot.**

CC&R Compliance: When you purchased your home, you took title to your Lot subject to all restrictions, easements, etc. that was recorded on your Lot as set forth in your Policy of Title Insurance. You also took title to your Lot subject to all of the provisions set forth in the CC&Rs recorded on your property as set forth by the Community of Harbor Bay Isle (Community) and The Headlands Owners' Association (Association.)

The Headlands Owners' Association, through its Board of Directors, will strictly enforce the Covenants, Conditions and Restrictions (CC&Rs) and these Architectural Rules and Standards to preserve the value and enhance the appearance of the property within the Association.

COMMUNITY ARCHITECTURAL REVIEW: Owners are strongly encouraged to review the ***Community Rules and Standards*** for the specific requirements that apply to proposed property improvements. These more specific Guidelines were developed for use by The Headlands homeowners in addition to the Community Architectural Rules and Standards. **This document covers those subjects not included in the Community's document, or requirements that the Headlands Owners Association has resolved to be more restrictive than the Community's rules and standards, and reflecting the unique City-mandated PD Agreement between the City and the Developer.**

SECTION 1- RULES AND STANDARDS

Prior Approval Required: An architectural application with applicable plans must be submitted and approved prior to commencing any architectural or landscape installation or modification. Owners are strongly encouraged to review these and the Community's Architectural Rules and Standards for specific requirements that apply to proposed property improvements.

Property modifications include all improvements to the exterior surfaces of the house, including repainting, any building modifications and all improvements to the land, including landscape, hardscape, or any structural additions to the land.

Proposed improvements must be appropriate to their immediate surroundings and be compatible with the architectural and landscape characteristics of the Headlands Association. The Architectural Administrator is available to assist you with completing the application process.

Final Inspections Required: Applications approved by the Architectural Committee have a one-year life. Owners must complete the work and call or write the Architectural Administrator to request a final inspection of their installations before the application approval expires.

ADDITIONS TO EXISTING DWELLINGS

Refer to the Community Rules and Standards, Section 2 - Architectural Rules and Standards: Additions to Existing Dwellings.

The Headlands Building Coverage: The Planned Development document between the City and the Developer restricts building coverage, including all ancillary structures, as follows: Lots under 6,413 sq. ft. - 55%. Lots over 6.413 sq. ft. - 48%.

Additions to Dwellings: Additions to second stories, including balconies, decks and window dormers, will be considered on a case-by-case basis and must comply with City of Alameda codes and the PD document between the City and the Developer. The proposed addition must be compatible in scale, material and color with the owner's house and adjacent properties. The addition shall not impair the views or sunlight or natural ventilation of adjacent properties. Pitched roofs must match the slope of the existing roof Contact the Architectural Administrator for more information. *Third story additions are not permitted.*

OTHER MODIFICATIONS: Refer to the Community Rules and Standards, Section 2, Architectural Rules and Standards: Other Modifications. In addition, the following rules and standards apply:

Air Conditioners: Window and rooftop models are not permitted. Rear yard at-grade models that do not unreasonably impact neighboring property or create noise that interferes with concentration or sleep of neighbors will be considered. Applications, including those based upon bona fide medical necessity, will be considered on a case-by-case basis.

Ancillary Structures: The following types of one story ancillary structures with vertical mass may be permitted within the required rear yard setbacks, but not the City Code required *5-foot* side yard setbacks: gazebo, garden sheds and play houses, art studio, or similar structures. **Contact the Community Architectural Administrator for more specific restrictions mandated in the PD.**

Lagoon And Bay-Front Lots: Such structures whose mass may block water views shall be set-back at least 5 feet from the lagoon curb on lagoon lots as appropriate for the size of the lot area and in compliance with the View Protection Guidelines as determined on a case-by-case basis by the Architectural Committee. Such structures that are “see-through” (e.g. open gazebos or arbors with no sidewalls or view-obstructing plant material) shall be considered for a 3-foot setback from the lagoon curb on a case-by-case basis as appropriate for the size of the rear yard area. Such structures shall not cover more than 20% of the rear yard, and shall not exceed a height of 10 feet at the eave line or parapet, or 15 feet at the ridge, and shall not impede Bay and Lagoon views of neighboring properties. No more than 2 ancillary structures are permitted. The exterior finish/color shall be determined on a case-by-case basis by the Architectural Committee. Gazebo roof coverings, such as canvas or plastic, are not permitted. ***For Bay-front and Lagoon Lots, a City-mandated Planned Development Amendment is required from the City Planning Department.***

Arbors, Overhangs, and Decks: These structures, including at-grade decks that connect to docks, are permitted in rear or side yards, but they shall not exceed 50% of the rear yard. Arbors and Overhangs may be attached to or detached from the dwelling, and their height above the grade shall not exceed 10 feet. The painting of arbors or overhangs to match the house base or trim color will be considered on a case-by-case basis. Freestanding arbors installed away from the house shall not exceed a height of 8 feet 6 inches above the grade. ***Arbor and overhangs shall comply with the same set-back requirements as in “Lagoon and Bay-front Lots.” For Bay-front and Lagoon Lots, a City-mandated Planned Development Amendment may be required from the City Planning Department.***

Animal Shelters: Refer to the Community’s Architectural Rules and Standards.

Antennae/Satellite Dishes: Refer to the Community’s Architectural Rules and Standards.

Arbors/Overhangs: Refer to “Ancillary Structures”

Attic Ventilation: Ventilation devices shall be compatible in design and color to the existing structure. Turbines are prohibited. If mounted on a gable end, the ventilator must be painted to match the house siding or trim color. If mounted on the roof, the ventilator must be painted to match the roof color. Roof installations shall be located on the least visible side of the ridgepole.

Awnings: Sun-control devices shall be compatible with the architectural character of the house, and shall not adversely affect views, light, winter sun or natural ventilation of adjacent properties. Only solid color awnings are permitted. Plastic, fiberglass, wicker, or metal awnings are prohibited.

Barbecues or Firepits: Permanent installations must be lower than the fence height and must be located in an area that will not permit smoke to unreasonably intrude into neighboring property. A large built-in barbecue may require a City-mandated Planned Development Amendment for lagoon and bay-front lots.

Basketball Standards are permitted provided they and their use comply with the Community's Basketball Standards Use Rules. Refer to the Community Architectural Rules and Standards.

Chimneys, Stove Pipes and Metal Flues, Vents and Exhaust must be compatible in material, design and color with existing structure. If interior stoves are installed, the stovepipe protruding above the roof must be painted to match the roof or boxed in with material matching the house siding.

Clearance for Maintenance: Refer to the Community's Architectural Rules and Standards.

Clothes Drying Facilities: Refer to the Community's Architectural Rules and Standards.

Curb Street Address Painting is not permitted unless authorized and approved in advance by the Headlands Board of Directors.

Decks: Refer to the Community's Architectural Rules and Standards: "Maximum Building Envelope for Lagoon Decks."

In addition to the requirements of the Community Rules and Standards, ground level decks shall not exceed a height of 12 inches from the grade and shall be no closer than 6 inches to a fence. Deck surfaces shall be a minimum of five feet below the top of surrounding fences, except for lagoon and bay-front lots with step-down fences, which shall be considered on a case-by-case basis. Adequate drainage and weed control must be maintained beneath aboveground decks. Moisture and insect barriers are recommended for deck installations abutting the house wall. Painting or staining decks is not permitted; only clear sealers may be applied. A City-mandated Planned Unit Development Amendment may be required from the City Planning Department for lagoon and bay-front lots.

For Lagoon Lots, please refer to the Community's document *Exhibit "A" "Maximum Building Envelope for Lagoon Decks, and Exhibit "B" Lagoon System and Water Quality Maintenance; lagoon dock rules; board storage on docks and boat use in the lagoons.*

The Headlands Second Story Decks and Bay Porches: Permitted only for lots abutting Shoreline Park (Bay-front) and the lagoon---except for lot 52 (307 Creedon Circle.) The maximum encroachment into the rear yard is 7 feet for no more than 25 feet in width. The area below second story decks and bay porches may be enclosed with removable glass panels, *but may not be converted to habitable space without a Planned Development Amendment. Contact the Community Architectural Administrator for more specific restrictions mandated in the PD.*

Docks: See the Community Architectural Rules and Standards for the Dock Rules, Exhibit "B", as noted above. Docks are not allowed to be installed abutting the side property line. In addition to the Community's document, Headlands docks shall be set back at least 5 feet from the side yard property line fence or, on a case-by-case basis as determined by the Architectural Committee, the same set-back as required for lagoon-decks. Only one dock is permitted on a lot. Staining or painting of docks is not permitted; only clear sealers may be applied.

Dog Runs: Refer to “Animal Shelters” and “Dog Runs” in the Community’s Architectural Rules and Standards.

Doors and Windows: Refer to the Community’s Architectural Rules and Standards.

Drainage: Refer to the Community’s Architectural Rules and Standards.

Driveways: Extension of existing driveways into landscape areas for additional parking is prohibited. Colored coatings or painting of driveways is prohibited except for clear sealers. Excessive oil or rust stains must be promptly removed.

Earth - Wood Contact: Refer to the Community’s Architectural Rules and Standards.

Fences: New fences or replacements must be constructed of materials (redwood or cedar) matching or compatible with the existing developer-installed fence. Metal (e.g. wrought iron) or other compatible masonry materials will be considered on a case/by-case basis. Fiberglass or plastic materials are prohibited. Wood fences shall be allowed to weather naturally or may be treated with clear penetrating sealer.

Fence extensions are discouraged on inland lots, and may be prohibited on lagoon and bay-front lots. On **Bay front Lots**, a fence extension will not be permitted on either the rear of step-down sections of the side yard fences. (Refer to “Lagoon-Edge Lot Fences” for the fence extension rules for those lots.)

If the fence extension is allowed on an **Inland Lot**, the extension may be limited to the side yard fence area between the owner’s house and the neighboring house and not beyond the rear wall of either house. If a fence extension is approved, the Community of Harbor Bay Isle Standard Details for Community Fence Extensions shall be followed precisely (copies available from the Architectural Administrator.)

Contact the Community Architectural Administrator for more specific restrictions mandated in the PD for lagoon and bay-front lots.

Bay-front Lot Fences: Rear fences installed along the Shoreline Park shall not exceed the City of Alameda approved height originally installed by the developer above the Shoreline Park grade, and shall not exceed the height above the grade of the side yard fences, including any “step-down” sections of the side yard fences. In no case shall a fence height exceed four feet above the grade within the Owner’s lot.

Lagoon-Edge Lots Fences: Lagoon-edge fences are discouraged, and wrought iron fences are specifically discouraged. On a case-by-case basis, lagoon-edge fences will be considered provided the fence's height shall not exceed the height above the grade of the side yard fences on the same plane as the proposed fence, including any "step-down" sections of the fences. (For example, lagoon-edge fences shall not exceed the side yard fence heights of 3 feet or 6 feet above the grade, depending on the setback of the proposed fence, which shall include the height of any terrace retaining wall on top of which the fence is to be installed.) If approved, lagoon-edge fences shall be set back at least 3 feet from the lagoon curb (or the number of feet required by the City for each property) to comply with the City/Community Maintenance Easement agreed to by the Developer and the City of Alameda for each Lot. A City-mandated Planned Unit Development Amendment may be required from the City Planning Department for lagoon and bay-front lots.

Fence Restrictions: No driveways, gates, passageways, pet chutes, or opening of any kind is permitted through Developer-installed boundary fences along the Shoreline Park.

Firewood Storage is permitted in rear yards or where not visible from public way or from entry walkways. Firewood shall be stacked in an orderly manner. Firewood shall be stored at least 6 inches away from fences or within 2 feet of the wall of the house to avoid infestation of fences and house.

Flagpoles and Flags are permitted for temporary display in the ground in front yards. Flagpoles may be mounted on the house in a wall bracket. Permanently displayed flags or permanently installed flag poles are prohibited in front yards. Rear yard flagpoles may be mounted on the house in a wall bracket.

FOUNTAINS AND GARDEN STATUARY:

Fountains: Rear yard fountains not visible from public ways and not exceeding the height of the adjacent fence are permitted if they do not create noise that interferes with concentration or sleep of neighbors. Rear yard fountains of reasonable size on lagoon lots and bay-front lots and front yard fountains visible from a public way will be considered on a case-by-case basis if the fountain's design, material and size is an integral part of an overall landscape plan and is appropriate and compatible with the architecture and the overall appearance of the neighborhood.

Garden Statuary: Rear yard statuary is permitted if its height does not exceed the height of the adjacent fence. Front yard statuary of reasonable size will be considered on a case-by-case basis if it is appropriate to and compatible with the house architecture, front yard landscape plan, and the overall appearance of the neighborhood.

Front Entry Doors: The door's design, color finish and replacement hardware shall be similar or compatible in design to the original developer-installed door. An alternative design will be considered on a case-by-case basis. Painting entry doors an appropriate color shall comply with the color scheme chosen from the Headlands Paint Palette.

Front Entry Screen/Storm Doors: Front entrance screen or storm doors are permitted provided they are of solid wood construction. The screen material shall match the existing window screening. The door color shall match the color of the installed front door and the screen/storm door's design and hardware must be compatible with the overall appearance of the house. Animal protection grill inserts are not permitted.

Garage Doors: In addition to the Community's document, garage doors, including roll-up doors, shall match or be compatible with the developer-installed doors in all design and finish details. Plastic, vinyl or fiberglass doors are not permitted. Metal doors are permitted provided that they have a wood-grain embossed surface and are painted the appropriate garage door color. Windows in garage doors are not permitted. Garage doors shall be painted with only one color as designated in the Headlands paint palette.

Garage attic storage areas may be constructed without prior approval, except for any necessary City of Alameda permits, if structural members are not altered. Installation of windows or vents in garages requires application and plan submission and approval by the Community and Headlands Architectural Committees.

Garages shall not be converted into habitable space, or remodeled or used for purposes that will interfere with the accommodation of the family vehicles. Residents shall keep their garage doors closed except during entering and leaving the garage and while washing vehicles or performing landscape maintenance, to maintain the attractive appearance of the neighborhood and to reduce the possibility of unlawful entry and theft.

Gates shall match or be compatible with the developer-installed fence in design, material and finish, unless the Architectural Committee approves an alternative design and material. Appropriate and compatible metal (e.g. wrought iron) gates will be considered on a case-by-case basis.

Gazebos: Refer to "Ancillary Structures."

Gutter and Downspout design and size must match the developer-installation in materials, size and design, and shall be painted to match the appropriate house color to which they are attached. Alternative material, design, and downspout design and location will be considered on a case-by-case basis as appropriate to the overall architecture of the dwelling and of the neighborhood. Plastic-type snap-together gutters and downspouts are not permitted. Drainage shall not adversely impact neighboring property.

House-Mounted Street Numbers: The City of Alameda ordinance requires that street numbers be clearly visible from the street during both day and night for the assistance to emergency vehicles (police, fire, ambulance, and Harbor Bay Security when responding to an owner's call.) Replacement street numbers require approval by the Architectural Committee if they are significantly different from those originally installed by the developer.

Lights: Refer to the Community’s Architectural Rules and Standards.

Landscape and House Light Fixtures: Garden accent lighting is permitted if low voltage (12v), non-glare, low height (not exceeding 18” from grade) and shielded. House light fixtures shall be compatible with the material and design of the developer-installed fixtures.

Pole lights are restricted. Please refer to the Community Architectural Rules and Standards (Light Fixtures and Lighting - Pole Lights) for the case-by-case criteria for their use.

Flood and Spotlights must be shielded so that the source of light is not directly visible off the property. Colored bulbs are not allowed in light fixtures, or landscape lighting.

Seasonal lights are allowed only during the holiday season. They may be installed each year after November 20th and must be removed by January 31st.

Mail Box changes require the approval of the Community Architectural Committee.

Painting: Refer to the Community’s Architectural Rules and Standards.

The Headlands Board of Directors encourages owners to repaint with the existing house colors. Color changes will be considered on a case-by-case basis for suitability and architectural compatibility with the immediate neighborhood and the Headlands Association. Color(s) selected must be compatible with and different from that of neighboring house(s) (side-to-side). The Headlands Paint palette information is available from the Community’s Architectural Administrator. Owners must submit architectural applications for all exterior house repainting, including repainting with the existing colors.

Patio: Patios and other hardscape areas shall not exceed 65% of the total rear and side yard area. In addition to the Community’s document, acceptable patio surfaces are brushed neutral or earth-tone concrete (aggregate mix is acceptable), brick, flagstone and slate. Painted or colored coatings are prohibited, except for a clear sealer. A clearance of at least 6 inches is required between the patio and the fence posts.

Planter and Window Boxes shall be compatible with the house and overall neighborhood appearance. They shall be constructed of redwood or cedar, stucco, brick or other masonry material to match the existing exterior house masonry. The wood or stucco shall be painted to match the appropriate house color.

Play Sports and Recreational Equipment: Sports, play or recreational structures shall not exceed a height of 8 feet 6 inches from the grade. Such structures are not permitted in front yards. A City-mandated Planned Unit Development Amendment may be required from the City Planning Department for lagoon and bay-front lots.

Porches: Screened-in porches in front yards are not permitted.

Retaining Walls: Refer to the Community’s Architectural Rules and Standards.

Roofs on house additions/modifications shall match the original roofing material installed by the Developer.

Security Systems Boxes must be installed and operated in compliance with City of Alameda codes. Security motion detector lights must be shielded so that the source of light is not directly visible off the property. The raw metal of exterior security alarm boxes shall be painted to match the house color to which it is attached (except for the decal area.)

Sheds: Contact the Community Architectural Administrator for more information about City-Mandated PD restrictions on your lot. Refer to “Ancillary Structures” and the Community’s Architectural Rules and Standards.

Storage Sheds shall be constructed of materials and colors that are compatible with the house, or shall be left natural, except for a clear sealer, and shall be maintained to meet the same standards as for house maintenance. Redwood paint or stain is prohibited. Shed construction with windows, or roofs with metal, fiberglass, or plastic is prohibited. Sheds may be roofed with materials compatible with the house roof and City of Alameda roofing codes. Sheds may not be higher than the fence unless, on a case-by-case basis, a shed roofline matching the house roofline creates a more compatible appearance and does not interfere with a neighbor’s view. Large sheds with a height above the adjacent fence height above grade must be set back from the fence at least five feet from the fence. Small sheds with a height lower than the adjacent fence height above the grade must be set back at least 6 inches from the fence post to allow for maintenance and replacement. A City-mandated Planned Unit Development Amendment may be required from the City Planning Department for lagoon and bay-front lots.

Play Houses: Children’s playhouses shall comply with the Storage Shed rules, except that windows may be allowed on a case-by-case basis. A City-mandated Planned Unit Development Amendment may be required from the City Planning Department for lagoon and bay-front lots.

Siding: Wood, stucco and masonry replacement materials must be compatible with the developer installation in material, size and design. Metal, fiberglass, or vinyl siding is not permitted.

Signs: Refer to the Community’s Architectural Rules and Standards.

Skylights: Refer to the Community’s Architectural Rules and Standards.

Solar Panel Installations: Refer to the Community’s Architectural Rules and Standards.

Solariums/Pre-Manufactured Additions: All new room additions to existing dwellings shall be of wood frame construction to match the existing construction and be harmonious with the architectural character of the existing dwelling. Exterior finish materials, colors and details, such as doors and windows sash, roof eave, and architectural trim details of the proposed addition shall match similar details of the existing dwelling. A City-mandated Planned Unit Development Amendment may be required from the City Planning Department for lagoon and bay-front lots.

In addition to the application submittal requirements of the Community Architectural Committee, applications for room additions reviewed by the Headlands Architectural Committee shall include accurately drawn to scale, typical architectural details to show clearly that the proposed exterior conditions will match existing design.

Solariums or other room additions constructed primarily of pre-manufactured metal and glass components, such as aluminum windows sash with glass and metal fill-in panels are specifically prohibited.

Spas and Hot Tubs: Refer to the Community's Architectural Rules and Standards.

Swimming Pools: Refer to the Community's Architectural Rules and Standards. In addition to the Community Rules and Standards, in-the-ground rear yard swimming pools will be considered on a case-by-case basis. In addition to detailed drawings, the proposal must provide details of all ancillary and landscape installations, including water supply system, water disposal systems and yard drainage.

Trellises (vertical): Refer to the Community's Architectural Rules and Standards.

Utility Wires: Refer to the Community's Architectural Rules and Standards.

Ventilation Devices: Refer to the Community's Architectural Rules and Standards.

View Protection Guidelines: The Community Architectural Committee recognizes the need for the preservation of view of the bay, the lagoon, or of other common area amenities from residential lots and from public ways. However, this need to preserve such views must be balanced with other needs of property owners. A City-mandated Planned Unit Development Amendment may be required from the City Planning Department for lagoon and bay-front lots. Any obstruction to the view of a common area amenity created by a property owner must be justifiable by a clearly demonstrated need for privacy, adequate use of property or other substantial need of the party creating the obstruction. All such matters shall be judged on a case-by-case basis without creating or being affected by precedent.

No rear yard improvements shall be installed, modified or maintained in a manner that will obstruct the established views to and over San Francisco Bay from dwellings on adjacent lots, including views from ground floor windows originally installed by the Developer. Fences shall not be modified in a manner that obstructs views. Landscaping, including hedges or trees, and shall be maintained to avoid obstructing the views from adjacent lots.”

Walkways: In addition to the Community Rules and Standards, walkway materials may be concrete with brushed or aggregate finish, brick or flagstone and be compatible with the house and overall neighborhood design. On a case-by-case basis, the Architectural Committee will consider other surfaces. Painted surfaces or colored coatings are prohibited, except for a clear sealer. Non-plant material borders must be compatible with the existing house and overall neighborhood design.

Weather Vanes: Will be considered on a case-by-case basis.

Windows: Refer to the Community's Architectural Rules and Standards. New or replacement windows and screens, including dormers, must match or be compatible with the dwelling's existing architectural details, exterior colors, and the overall appearance of the neighborhood. Neighbor privacy will be considered in any application for a new window.

Window Tinting: Reflective-type window film is not permitted. Window tinting of non-reflective, dark charcoal color materials will be considered on a case-by-case basis.

Wood: Refer to the Community's Architectural Rules and Standards.

SECTION 2 - LANDSCAPE GUIDELINES - Refer to the Community's Architectural Rules and Standards for a full-range of information regarding:

- Owners Responsibility
- Information Resources
- Harbor Bay Isle's Unique Conditions
- Harbor Bay Isle's Original Landscape Intent
- Bay Isle's Water Conservation Policy
- Plant Materials - Prohibited, Discouraged & Encouraged
- What Plants are we in Danger of Losing and Why?
- The Lagoon System
- Lagoon Dock Rules
- Boat Storage and Use in the Lagoons

Rear Landscape Installation Deadlines: Owners must submit an architectural application and plans for installing rear yard landscape, and shall complete the installation within 12 months of the close of escrow, unless otherwise approved by the Headlands Board of Directors.

Prior approval required: No landscaping may be installed nor any existing landscaping modified without the prior approval of the Architectural Committee. An architectural application and plans must be submitted for approval prior to commencing landscape installations. Owners should review the Community Landscape Guidelines for specific requirements that apply to proposed property improvements. The Headlands Association has created more specific Guidelines for use by its Headlands homeowners.

Drainage: The existing developer-installed grading and additional homeowner drainage installations must be appropriately maintained to avoid impacting on neighboring property, including Headlands and Community common areas.

Front Yards: The front yard lawn, installed by the developer, at the street sidewalk edge shall not be significantly reduced in size or in location and any changes shall harmonize with adjacent properties.

Groundcovers: Installations shall be in proportion to other plantings. Artificial turf of any kind is not permitted. Gray, beige or aggregate mix rock ground cover is permitted. Use of white or red rock is prohibited anywhere on the property.

Hardscape: House additions, patios, decks or other non-live materials shall not exceed 65% of the total rear yard area or as specified for specific lots in the PD. Contact the Community Architectural Administrator for information about City-Mandated PD restrictions.

Rock Gardens: Front yard rock gardens are discouraged, but will be considered on a case-by-case basis if they contain an acceptable balance of rock and live plant material, and are compatible with the overall neighborhood design, provided they comply with “Front Yards”, above. Gray, beige or aggregate mix rock ground cover is permitted, but should not cover more than 30% of a front yard or 30% of any border enclosed portion of front yard. Use of white or red rock is prohibited anywhere on the property.

Trees: *All trees are protected by the City of Alameda and may not be removed without application submission and Architectural Committee approval.* Installation requires prior approval of the species and planting location. The stumps of removed trees must be ground out and the area restored. Most fruit-bearing trees are permitted only in back yards. Tree branches shall not touch or overhang roofs. Trees shall not be planted closer than 3 feet from fences. Root guards must be installed for any tree planted within six feet of any structure, fence or walkway to minimize root invasion damage. Removal of trees or shrubs without replacement will be considered on a case-by-case basis. Normally a replacement tree or shrub is required.

Trees shall be maintained in a healthy condition. If the disease becomes untreatable, or the tree dies, the owner shall promptly apply to the architectural committee for approval of an appropriate replacement tree.

Vegetable Gardens: Permitted only in rear yards and shall not exceed 30% of landscaped portion of the rear yard.

APPENDIX A

November 6, 2000

Dear Headland's Homeowners:

Pursuant to Article 5.6(ii) of the Headlands Homeowners' Association CC&Rs, which state,

“The Board may adopt, amend and repeal rules as it considers appropriate. The Rules shall regulate the use and enjoyment of the Common Area and such other matters as are authorized herein. A copy of the rules as adopted, amended or repealed shall be mailed or otherwise delivered to each Owner”

Enclosed are the Headlands Architectural and Landscape Rules and Standards approved by the Headlands Board of Directors on May 14, 1998.

The Headlands Architectural Rules and Standards were adopted to assist you when you are making improvement to your home and land. This document contains land use rules specified in the headland's CC&Rs. It also contains additional information about land use restrictions mandated by **the Planned Development Agreement (PDA)** between the Developer and the City of Alameda. These restrictions were incorporated into this Document to provide easy reference and access to information you may not have received from the Developer when you purchased your home.

The Community Architectural Committee reviewed in the past and will continue to review architectural applications based on the adopted Headlands Architectural Rules and Standards, the PDA Agreement between the City of Alameda and the Developer, and the Headlands CC&Rs.

For more information about the PDA mandated land use restrictions, please review page 1 of the Architectural Rules and Standards.

Homeowners should provide their contractors with copies of the Architectural Rules and Standards sections that apply to the improvements being planned on their property so that non-complying corrections will not delay the review of their applications.

If you have any questions, please contact the Association Manager at 510-865-3363.

**THE HEADLANDS OWNERS' ASSOCIATION
APPENDIX "A"**

<u>Creedon Circle Street Address</u>	<u>Lot Number</u>	<u>Lot Location</u>	<u>Plan #</u>	Exceptions To Minimum 15 ft. Rear Yard <u>Setbacks</u>
107 Creedon Circle	2	Bayfront	3(Alt)B	
108 Creedon Circle	3	Inland	1-B	
115 Creedon Circle	1	Bayfront	2(Alt)B	
120 Creedon Circle	4	Inland	2(Alt)C	
121 Creedon Circle	83	Bayfront	3(Alt)C	
127 Creedon Circle	82	Bayfront	3(Alt)B	
135 Creedon Circle	81	Bayfront	2-A	
141 Creedon Circle	80	Bayfront	2(Alt)C	
142 Creedon Circle	67	Inland (model home)	1-B	
149 Creedon Circle	79	Bayfront	2-B	
150 Creedon Circle	68	Inland (model home)	2-C	
200 Creedon Circle	69	Inland (model home)	3-A	
201 Creedon Circle	78	Bayfront	3-B	20 ft.
207 Creedon Circle	77	Bayfront	2(Alt)C	20 ft.
208 Creedon Circle	70	Inland	2(Alt)B	
215 Creedon Circle	76	Bayfront	3-B	
216 Creedon Circle	71	Inland	1-B	20 ft.
221 Creedon Circle	75	Bayfront	2-B	
222 Creedon Circle	72	Inland	3-B	20 ft.
227 Creedon Circle	74	Bayfront	3-A	
228 Creedon Circle	73	Inland	1-C	
232 Creedon Circle	61	Inland	1-A	
233 Creedon Circle	60	Bayfront	2-B	
239 Creedon Circle	59	Bayfront	3(Alt)C	
240 Creedon Circle	62	Inland	3-C	
245 Creedon Circle	58	Bayfront	3-B	
250 Creedon Circle	63	Inland	2-A	
251 Creedon Circle	57	Bayfront	2(Alt)B	
252 Creedon Circle	64	Inland	3-B	20 ft.
257 Creedon Circle	56	Bayfront	3(Alt)A	
265 Creedon Circle	55	Bayfront	3(Alt)C	
266 Creedon Circle	65	Inland	2-C	
271 Creedon Circle	54	Bayfront	2(Alt)A	
272 Creedon Circle	66	Inland	1-B	20 ft.
301 Creedon Circle	53	Bayfront	3(Alt)B	
307 Creedon Circle	52	Inland	2(Alt)B	17 ft.

315 Creedon Circle	37	Inland	3-B	
327 Creedon Circle	36	Inland	2-C	17 ft.
333 Creedon Circle	35	Inland	3-C	17 ft.
339 Creedon Circle	34	Inland	1-B	17 ft.
347 Creedon Circle	33	Inland	2-A	17 ft.
348 Creedon Circle	48	Inland	3-A	
353 Creedon Circle	32	Inland	3-A	17 ft.
356 Creedon Circle	49	Inland	1-B	
359 Creedon Circle	31	Inland	2-B	17 ft.
360 Creedon Circle	50	Inland	1-A	
367 Creedon Circle	26	Inland	1-C	17 ft.
368 Creedon Circle	27	Inland	2(Alt)C	20 ft.
503 Creedon Circle	25	Inland	2-A	
509 Creedon Circle	24	Inland	3-A	10 & 15 ft.
515 Creedon Circle	23	Lagoon	2(Alt)B	
521 Creedon Circle	22	Lagoon	1-A	
527 Creedon Circle	21	Lagoon	2(Alt)C	
533 Creedon Circle	20	Lagoon	3(Alt)C	
537 Creedon Circle	19	Lagoon	2-B	20 ft.
539 Creedon Circle	18	Lagoon	3-A	
550 Creedon Circle	28	Inland	3(Alt)B	
551 Creedon Circle	17	Lagoon	2(Alt)C	
556 Creedon Circle	29	Inland	1-B	
557 Creedon Circle	16	Lagoon	3-C	20 ft.
562 Creedon Circle	30	Inland	2(Alt)A	
563 Creedon Circle	15	Lagoon	2-C	
569 Creedon Circle	14	Lagoon	3-C	
573 Creedon Circle	13	Lagoon	3-B	
577 Creedon Circle	12	Lagoon	2(Alt)C	
581 Creedon Circle	88	Lagoon	3-A	20 ft.
585 Creedon Circle	87	Lagoon	3-C	20 ft.
586 Creedon Circle	6	Inland	3-C	20 ft.
588 Creedon Circle	5	Inland	2(Alt)C	20 ft.
591 Creedon Circle	86	Lagoon	2(Alt)B	
595 Creedon Circle	85	Lagoon	3-C	
599 Creedon Circle	84	Lagoon	3(Alt)B	20 ft.

<u>Gonsalves Court Street Address</u>	<u>Lot Number</u>	<u>Lot Location</u>	<u>Plan #</u>	Exceptions To Minimum 15 ft. Rear Yard <u>Setbacks</u>
2 Gonsalves Court	38	Inland	1-B	
3 Gonsalves Court	47	Inland	2-B	
8 Gonsalves Court	39	Inland	3-B	
9 Gonsalves Court	46	Inland	1-C	15 ft.
15 Gonsalves Court	45	Inland	2-B	15 ft.
18 Gonsalves Court	40	Inland	2(Alt)A	
20 Gonsalves Court	41	Inland	3(Alt)C	
21 Gonsalves Court	44	Inland	1-B	20 ft.
26 Gonsalves Court	42	Inland	2-B	
32 Gonsalves Court	43	Inland	3-A	

<u>Nakayama Court Street Address</u>	<u>Lot Number</u>	<u>Lot Location</u>	<u>Plan #</u>	Exceptions To Minimum 15 ft. Rear Yard <u>Setbacks</u>
2 Nakayama Court	11	Inland	1-C	
3 Nakayama Court	7	Inland	1-B	20 ft.
9 Nakayama Court	8	Inland	2-B	20 ft.
10 Nakayama Court	10	Inland	2-C	
16 Nakayama Court	9	Inland	3-C	20 ft.