

Toluca Hills Condominiums
Architectural Review Committee

ARC Guidelines

Antennas	Only TV antennas and satellite dishes, one meter or less in diameter, are permitted. Roof mounted dishes and antennas are not allowed. HOA provides all cabling for satellite and cable. Subject to further regulation by the Association, as allowed by law
Window Awnings	Not Allowed.
Window Treatments	Curtains, draperies and other materials subject to view from the exterior shall match the character and finish of the residence and be a color harmonious with the building color. Aluminum foil, sheets, newspapers and bars are not allowed. Outer facing colors are limited to white, brown and cream.
Construction	Alterations shall not be initiated until all contractor documents have been submitted and approved (including, but not limited to, pulling permits). Nothing shall be done in, on or to a unit which may impair the structural integrity of the building. *See Contractor Rules and Regulations. The common properties shall not be disturbed in connection with the alterations. Any portion of the common areas, including walkways, elevators, railing and doors must be repaired by the owner to its original condition, at the owner's expense. Disturbed grass and landscaping areas must be repaired and corrected. Repair must be completed within 30 days of completion of the alteration construction.
Patios/Balconies	Must be consistent with building style; should be an extension of the residence and not used for storage. See community rules and regulations. They shall not be used for storage. Enclosures and Privacy Screens are not allowed. Subject to further regulation by the Association, as allowed by law

Drainage and Drainage Easements	Atrium and between building drainage swales are maintained per the master landscaping plan Minimum grade 1.5%, 2% preferred Maximum grade 3.0:1, 4.0:1 preferred
CCTV	Individual CCTV including cameras and monitoring shall remain inside the individual units.
Kennels	Kennels are not allowed in common areas, patios or garage. They shall remain inside the unit or in storage
Mail Box Locks	Repair and replacing of mailbox locks shall be consistent with lock style. Single key, cylindrical housing.
Painting/Staining Color Changes	Exterior. Not Allowed
Preservation of Existing Vegetation	No clearing or alteration of plants, trees or shrubs will be permitted prior to formal Architectural Review Committee approval.
Replacement of Exterior Materials	If the homeowner wishes to replace the finish (e.g., stucco, siding, etc.) with the same materials and color, on their patios, ARC approval is not required. If there is a material difference between the existing finish and color, it will be the homeowners responsibility to repair the work to the satisfaction of the ARC.
Railings (Atriums and Walkways)	Railings are in place for your support and safety. They shall not be used for the placement of plants or personal materials. They shall remain clear of objects and obstructions.
Railings (Patios)	Penetrating hooks into wood trim are allowed, homeowner is responsible for any damage caused by wood penetration Installing any item or object into the patio railings is not allowed. (i.e. flag mounts, borders) Balcony potted plants shall be potted with base or hang over. HOA does not recommend keeping potted plants on railings. It is the sole responsibility of homeowner if injury/damage or death occurs as a result of a fallen pot. Plant hooks are allowed installed into wood trim. If removed, they must be filled.
Garage Storage Structure	Construction shall not be initiated until all contractor tasks have been completed per approved plans (including, but not limited to, pulling permits).

	<p>Must extend no further than 4 feet from the garage wall, 8 feet wide, and must have a consistent and professional look to all other storage boxes in the garage. Color must be gray. Shall have adequate security to deter tampering (i.e. pad lock)</p> <p>Must be installed on East or West wall, not to be installed parallel with parking space</p> <p>*See style sheet for recommended size and materials list.</p>
Signs	<p>One standard “for sale” sign is allowed per unit, placed on sign stand at southwest corner of building on Barham Blvd.</p> <p>One political sign of no more than 6 square feet is allowed in a homeowner’s yard for up to one month before the relevant election and up to one week after the relevant Election Day.</p> <p>Business signs are not allowed.</p> <p>Temporary signs must be removed at dusk.</p> <p>No signs allowed on Toluca Hills common areas except for directional signs for open houses during the time of the open house.</p> <p>See community rules and regulations for additional requirements.</p>
Cable and Satellite Installation	<p>No custom wiring may be installed from a signal source to an individual unit. \$1000 Fine.</p> <p>Homeowners shall use the wiring infrastructure provided to the individual units.</p> <p>Subject to further regulation by the Association, as allowed by law.</p> <p>Cable Provider: Time Warner, For installation contact 877-567-3453</p> <p>Satellite Provider: DirecTV, For installation contact CSS at 877-345-3453. DO NOT CALL DIRECTV DIRECTLY.</p>
Solar Panels	<p>Not Allowed. Subject to further regulation by the Association, as allowed by law</p>
Trellises	<p>Shall remain free-standing and are not allowed to be installed into the stucco or railings and must be consistent with color and design of complex.</p> <p>Must match character, finishes of the residence and neighborhood</p> <p>Must be maintained to the character and finish of the residence. Board decision is final.</p>
Light Fixtures, Exterior	<p>Front Door exterior fixture: Maintained by the Association.</p> <p>Patio exterior lights must match character and finishes of the residence and neighborhood</p> <p>Motion lights are not allowed on patio. See style sheet for approved styles.</p>
Front Door Screen Doors	<p>Finishes must match the materials and color of the residence.</p> <p>Retractable screens are NOT recommended for units with children and dogs; the housing must not protrude more than 1.5 inches from the door frame.</p>

	Doors shall not alter the size or shape of the existing opening. Exterior wood trim and / or stucco must be restored to its original appearance if door installation affects these elements.
	Doors shall be of high quality in accordance with the specifications below.
	Doors shall be installed in a workmanlike manner by individuals skilled in performing such installations.
	3 Styles of screen door shall be permitted: security type door (example Unit 119) aluminum standard screen door (example Unit 117), and retractable screen door.
	All pet protectors and push bars shall be installed on the interior of the door.
	Preferred Brand: R. Lang
	Preferred Installer: Central Screen 818-123-1234
Front Doors	Maintenance and operation of your front door is the homeowner's responsibility
	The painting of the door is the responsibility of the Association
	Doors are custom and replacement doors must be built to match the character and finish of the residence
Flags	Flags may be displayed on balconies in the following manner: on a pole not extruding past the outline of the patio.
	Only one flag may be flown per household.
	Flags may only be constructed of the following materials: nylon, polyester, cotton or similar materials. Flags constructed of lights, paint, balloons or other materials are prohibited.
	Flags are limited to the following dimensions 2'x3'
	Flags may not be flown upside down.
	Flags may only be flown at half staff for Federal, State, or Association recognized memorials authorizing flags to be flown at half staff. These generally include by order of the (i) President upon the death of a principal figure of the United States Government, (ii) the Governor of California upon the death of a past or present official of California, or (iii) the Board of Directors upon the death of past or present member of the Board.
	Flags must be cleaned and mended as needed.
	Flags may not be displayed in such a manner as to permit them to be easily torn, soiled, or damaged in any way.
	Flag should not be displayed during inclement weather unless an all-weather flag is used.
Chimneys	Gas and wood burning fire enclosures are allowed.
	The association recommends your chimney be inspected and cleaned once a year to prevent creosote build-up and fire damage.
Front Door Lock and Handle Hardware	Must match character, finishes of the residence and neighborhood (brushed bronze)

	Keypad and biometric locks are not allowed. (See style sheet for approved styles.)
Windows and Sliders	<p>Replacement windows must meet the following conditions:</p> <p>Frame material shall be vinyl or aluminum.</p> <p>Color shall match character and finish of other windows throughout the complex.</p> <p>Aluminum frames shall be Bronze Anodized and Vinyl windows shall be dark brown.</p> <p>Style shall be identical to originally windows.</p> <p>Bathroom windows may be fogged for privacy.</p> <p>All windows must be horizontally (side-to-side) sliding.</p> <p>Vertical sliding, casement, awning, swing-out, French door, block glass, grille and gridded windows are not allowed.</p> <p>Preferred Brand: Custom</p> <p>Preferred Installer: Central Screen 818-123-1234</p>
Sound Systems	Sound-system speakers shall not be rigidly attached to the ceilings, walls, shelves or cabinets.
Flooring, Interior	<p>Floor coverings are required. Carpet must have 1/8th inch padding.</p> <p>All hardwood flooring installations (which include tile, marble, hardwood,etc) must meet the following conditions:</p> <p>All flooring installations require sound proofing and sound dampening inclusion to the design</p> <p>Minimum of 0.5" cork underlayment with an STC value of 48</p> <p>Total STC of underlayment and flooring must meet or exceed 55 STC</p> <p>ICC Guideline TBD</p>
Flooring, Patio/Balconies	Not Allowed. No homeowner shall make any modification of any exclusive use common area (i.e. patio)
Plumbing	72 hours notice must be provided to the property manager and effected homeowners before they water can be shut-off for any plumbing work.
HVAC (Heating Ventilation and Air Conditioning Unit)	<p>HVAC maintenance and replacement is the responsibility of the homeowner.</p> <p>Access to the roof must be scheduled with the property manager</p> <p>The association recommends the HVAC units be inspected once a year to ensure maximum life expectancy of the unit.</p>

Regular Inspection	The complex shall be inspected 2 times a year. Our inspection will be limited to visual evaluation of the systems and components that are located within the dwelling unit or building inspected. The current condition of these elements will be noted and elements sited for repair must be completed by the homeowner within 60 days.
Alarm Systems	Homeowners shall be permitted to install home alarm systems. Exterior sirens are not allowed. Exterior Strobe lights are not allowed. Preferred Vendors - ADT and Brinks
Door Handles	Door handles are limited to single cylinder with swooping handle. * See style sheet for approved designs.
Unit Numbers	Unit Numbers shall be brushed bronze, no thicker than 1/8th of an inch and consistent with the style of the numbers in the community. See style sheet for recommended font/number styles.