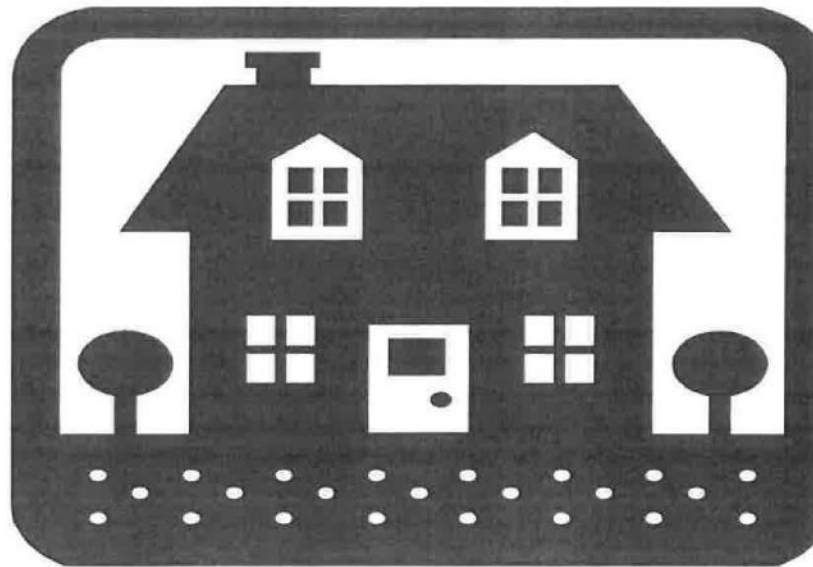


**MAGNOLIA HOMEOWNERS ASSOCIATION**  
ARCHITECTURAL GUIDELINES  
UPDATED July 2022



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## INTRODUCTION

The enclosed Architectural Guidelines were prepared by your Architectural Committee and Board of Directors to provide you with a reference to the most common Architectural Guidelines with which owners must comply. These Guidelines will replace all prior Guidelines and are effective with Board approval.

These Guidelines will assist owners with understanding and complying with the requirements specified in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) filed in the office of the County Recorder. It does not replace the CC&Rs.

It is the responsibility of the homeowners to maintain their units and fences in a well-maintained condition in accordance with these guidelines. All improvements, replacements and/or maintenance items requested by the homeowner that are visible from the common area require an Architectural Request Form to be submitted and approved prior to the beginning of the work. The Architectural Request Form must be completed in full and include color choice, designs, sketches, dimensions, product specifications, and material samples when submitted. If a permit is required, it should be submitted to the HOA management office when the work is completed and signed off. Without prior approval, changes may be required to be removed and/or replaced at the owner's expense. This is in accordance with Article VII, Section 8.1.

The homeowners are fully responsible for complying with all City of Santee permit requirements for any improvements or changes requested. It is the homeowner's responsibility to secure this information and the appropriate permits and inspections. In addition, the homeowner is fully responsible for conforming to all federal and state regulations that may apply to any requested architectural change.

## GENERAL REQUIREMENTS

### 1. EXTERIORS

#### PAINT REQUIREMENTS

**YOU MUST FILL OUT AND SUBMIT TO PROPERTY MANAGEMENT AN ARCHITECTURAL REQUEST FORM BEFORE REPAINTING THE EXTERIOR OF YOUR HOME NO MATTER IF REPAINTING THE SAME COLORS.**

#### FENCES

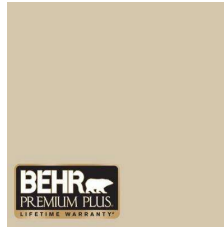
ALL NEWLY REPAINTED WOOD FENCES MUST BE PAINTED THE SAME COLOR

VINYL FENCING MUST BE ALMOND IN COLOR. If you are planning to replace your fence, either as a rebuild or replace with vinyl, you MUST submit an Architectural Request Form and get approval before work can begin. Neighbor rights and community irrigation lines need to be taken into account before work can begin

Behr Paint Color: Khaki Shade #YL-W11

or

Vista Paint: 0279 Garden Country



#### GARAGE DOOR

The color for the garage door should be complementary to the house paint scheme

#### **PLEASE NOTE:**

**Colors shown here may and likely will differ slightly from how it will appear on your home. The presented samples below are digitally produced by the manufacturer. Your computer monitor settings will affect the appearance here. It is recommended that you try samples (available at paint retailers) of the colors before deciding to paint your home.**

HOUSE PAINT

There are a total of 21 approved color schemes from which you can choose to paint the exterior elements of your property in the Magnolia HOA (Countryside) Community. The original 8 are named using Vista Paint as they were matched from the previous Frazee paint names which are no longer available. Schemes 9-21 were picked using Behr Paint names and codes available at Home Depot and then color-matched by Vista Paint. Color palettes are available for viewing at the offices of the community Management Company by appointment or on the community website: [CountrysideMagnolia.com/Paint](http://CountrysideMagnolia.com/Paint).

**ORIGINAL COLOR SCHEMES**

**1 thru 8**

Available at Vista Paint

Steps are being taken to have the Behr equivalents named for easy reference and included as well. Most paint stores and departments can take the codes for each brand's paint and recreate it using their products.

**Scheme 1**

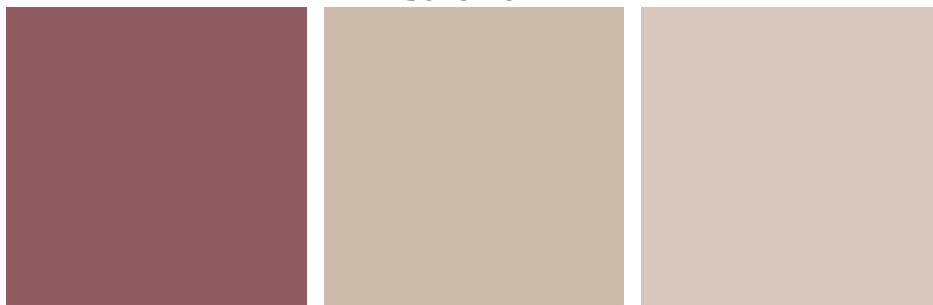


**Vista Paint**

**0181 Ageless / 0918 Good-Looking / 0182 Ivory Ridge**

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**Scheme 2**

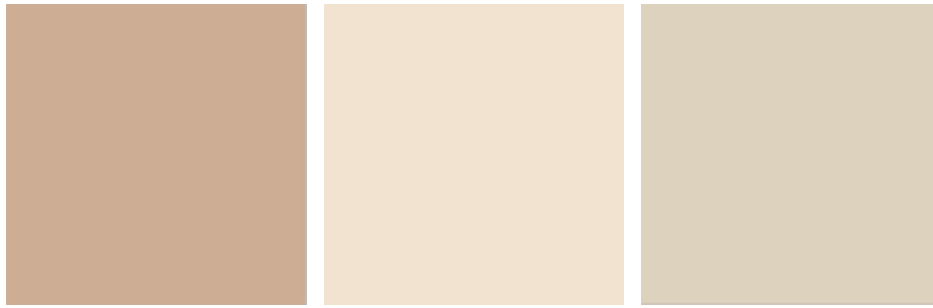


**Vista Paint**

**0188 Baguette / 0107 Prosperity / 0138 Coconut Macaroon**

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**Scheme 3**



**Vista Paint**

**0162 Apple Pie / 0159 Senior Moment / 0272 Mineral Water**

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**Scheme 4**



**Vista Paint**

**0182 Ivory Ridge / 0472 Micropolis / 0196 Overgrown**

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**Scheme 5**



**Vista Paint**

**0196 Overgrown / 0478 Singing in the Rain / 0279 Garden Country**

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**Scheme 6**



**Vista Paint**

**0224 Pebblebrook / 0630 Star Mist / 0030 Lady Nicole**

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**Scheme 7**



**Vista Paint**

**0578 Philosophically Speaking / 0188 Baguette / 0227 Moonscape**

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**Scheme 8**



**Vista Paint**

**0272 Mineral Water / 0188 Baguette / 0227 Moonscape**

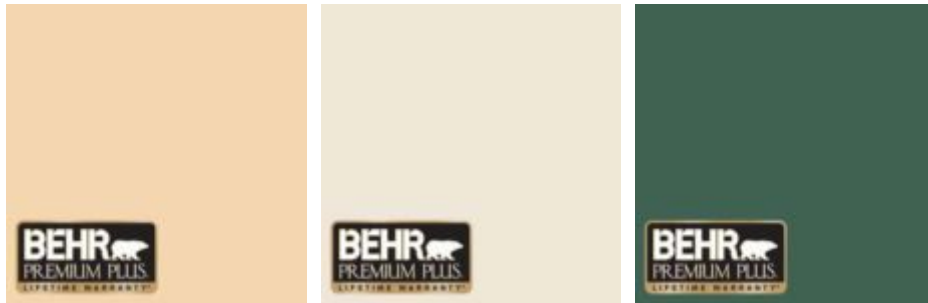
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## Schemes 9 thru 20

### Latest Additions Available From Behr and Vista

*Please understand that the names for Behr and Vista Paint may not be exact matches but are extremely close. If looking for just touch ups, make sure you are using the same brand and matte finish for best chance at clean blend. Also note, paint fades in our desert sun which will make any matching difficult.*

#### Scheme 9



**BEHR**

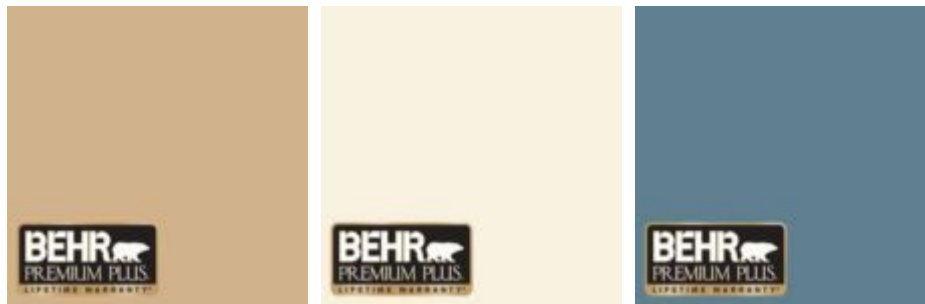
**Cream Custard M270-3u / Mourning Dove OR-W12u / Green Agate M430-7d**

**VISTA**

**0882 - Marzipan / 0362 - Pale Quartz / 0711 - Cute Pixie**

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#### Scheme 10



**BEHR**

**Summerwood S290-4m / Painter's Canvas M320-1u / Blueprint S470-5m**

**VISTA**

**0254 - Living Large / 0957 - Pale Narcissus / H0050 - Rocky Hill**

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**Scheme 11**

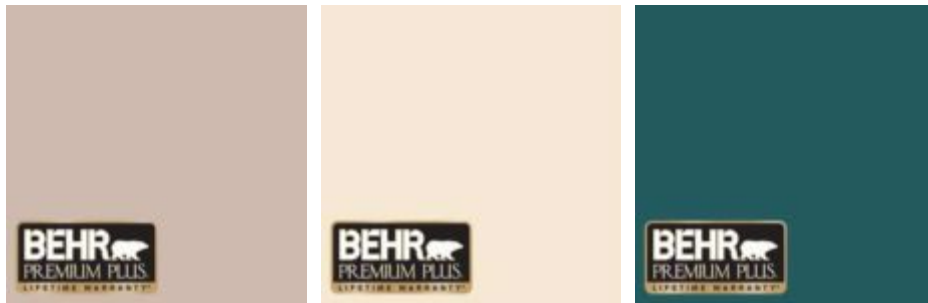


**BEHR**

**Shiitake N220-4m / Baby Artichoke S330-1u / Alpine Trail N420-7d**  
**VISTA**  
**H0113 - Rain Barrel / 0222 - Au Natural / 0466 - Green Column**

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**Scheme 12**

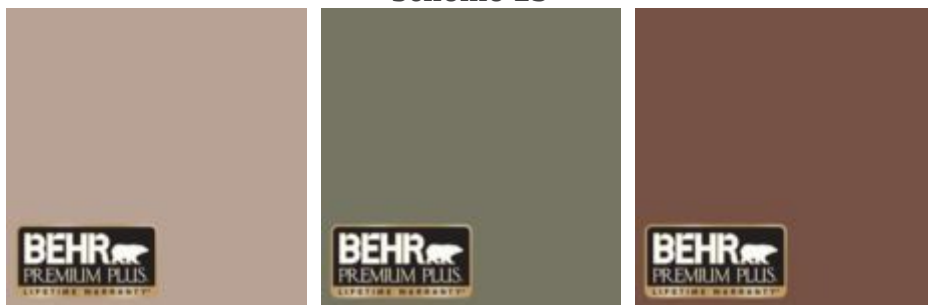


**BEHR**

**Windrift Beige N190-3u / Smooth Silk YL-W07u / Tsunami S450-7d**  
**VISTA**  
**0188 - Baguette / 0922 - Cheesecake / 0690 Blue Period**

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**Scheme 13**

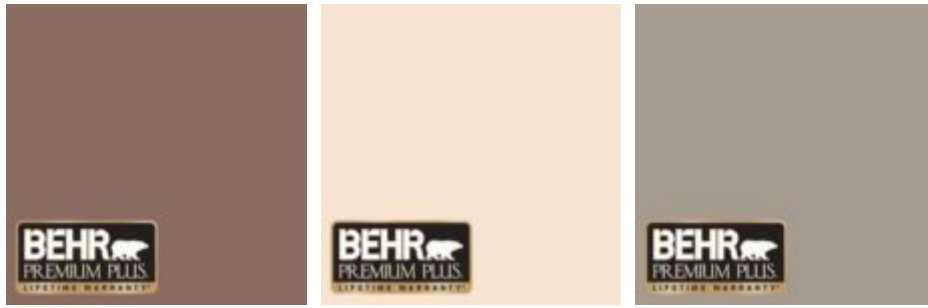


**BEHR**

**Rugged Tan N190-4m / Peppergrass N350-6d / Toasted Pecan S190-7d**  
**VISTA**  
**0184 - Macadamia Brown / H0090 - Warren Tavern / 0130 Evolution**

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**Scheme 14**



**BEHR**

**French Truffle N150-5d / Lunaria M280-2u / Rustic Taupe N200-4m**

**VISTA**

**0136 – Amazon Mist / 0915 – Queenly Laugh / 0516 – In The Hills aka Indian Hills**

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**Scheme 15**



**BEHR**

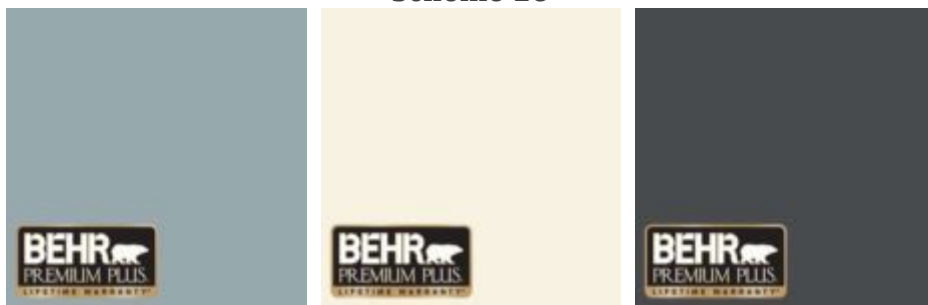
**Explorer Khaki N330-4m / Private Black N530-7d / Shasta Lake M490**

**VISTA**

**0372 – Historic Shade / 0543 – November Storms / 0648 – Happy Tune**

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**Scheme 16**



**BEHR**

**Nor'wester N470-4m / Tibetan Jasmine M310-1u / Night Club N500-7d**

**VISTA**

**0490 Beacon Fog / 0432 – Sweet Spring / 0515 – Silent Sea**

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**Scheme 17**



**BEHR**

**Incognito N370-5m / Dune Grass N340-2u / October Leaves S210-7d  
VISTA  
0422 - Everlasting Sage / 0343 - Cantera / 0053 - Remaining Embers**

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**Scheme 18**



**BEHR**

**Iron Mountain N520-5d / Doeskin Gray N200-2u / Tornado Season S450-6d  
VISTA  
0534 - Subtle Shadow / 0210 - Hidden Cove / 0668 Wish Upon A Star**

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**Scheme 19**



**BEHR**

**Swiss Brown N210-6d / Curious Collection N290-4m / Vine Leaf N400-7d  
VISTA  
0186 - Christmas Ornament / 0266 - October Harvest / 0459 - Pleasant Hill**

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**Scheme 20**



**BEHR**

**Metropolis N140-3m / Asphalt Gray N520-6d / Red Chipotle S160-7d**  
**VISTA**  
**0553 Smoky Wings / 0535 - Zen Retreat / 0122 - Outrageous**

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**Scheme 21**



**BEHR**

**Sandstorm N3103m / Mayan Ruins N300-7d / Cypress Vine N390-7**  
**VISTA**  
**0231-Desert Mirage / 0284 - Queen Lioness / 0438 - Delicious**

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**Your choice of color palette must be submitted in writing to the Architectural Committee for approval. A minimum of two (2) colors from the chosen paint palette must be used and all colors must be from within the same color scheme.**

## EXTERIOR REQUIREMENTS

- a) All exterior elements of the unit must be always maintained in a clean and well painted condition.
  - i) Wood elements cannot show cracks, splits, holes or splintering.
  - ii) Stucco needs to be clean and painted the same color showing no repainted or repaired patches.
- b) Wooden decorative elements such as decorative trim may be removed and not replaced without architectural request approval. Any gaps, holes, stucco and paint repairs must be made, and color matched so the areas are not apparent.
- c) Gutters are required on all units and must be constructed of metal or vinyl and be a color that matches the units color palette.
  - i) Gutters may not sag or show obvious rust
  - ii) Gutters may have leaf screens attached without architectural approval.
- d) Downspouts must be painted a color that matches the unit's color palette.
- e) Changing downspout locations requires an approved architectural request showing locations, where the water will drain (plan drawing) and color and materials.
- f) Chimneys must conform to current building/fire codes.
  - i) The preferred material for all chimneys is stucco sheathing. Wood sheathing on chimneys should be replaced with stucco. Such stucco must match the unit in texture and paint color.
  - ii) Chimney spark arrestors must be in place and well maintained, well painted with fire-resistant paint, and have no holes or corrosion. Installation or replacement of such spark arrestor requires a City of Santee permit.

## 2. ROOFING

- a) Roofs must be well maintained with no bare spots or loose or broken shingles.
- b) Roofing repairs and replacement work must be notified to neighbors in advance of the work with signatures included on submitted Architectural Request Form.
- c) Roofing on storage units attached to the townhome units must match the materials and paint color of the unit to which they are attached.
- d) All townhome carport/garage and storage area roofs must be properly pitched and drained so that no unit is negatively impacted by runoff from that roof.
- e) Replacement of the unit roof must be approved in advance by the Architecture
- f) Committee with an Architectural Request specifying each of the following.
  - i) Must maintain original design and pitch of the roof being replaced.
  - ii) Paint colors of the unit for which the roof will be repaired and/or replaced.
  - iii) Color of the new roofing materials.
  - iv) Photos or product specification sheets of what the new roofing material looks like and what it is made of.
  - v) Roof shingles must comply with Title 24 requirements, Energy Star composite fireproof: 25-year composite Class A Rating Shingles in the shade of Brown, Tan, or Grey in color.
  - vi) Name of who will be doing the installation and date of installation.

- vii) If dumpsters are required for the roof replacement/repair, their location must be indicated on the Architectural Request in a drawing and must be approved in advance of the work.
- viii) If a permit is required, it should be submitted to the HOA management office when the work is completed and signed off.

### 3. ROOF ATTACHMENTS

Items attached to the roof such as, but not limited to, wind turbines, vents, solar tubes, solar panels, skylights, satellite dish, and security cameras are approved, but a completed Architectural Request MUST be submitted for management files.

- a) Roof attachments must at no time present a hazard to neighboring units or to the common area.

### 4. GARAGE DOORS

- a) Color of the door must be compatible with the homeowner's paint color scheme (see Garage Door Paint information above)
- b) Steel sectional roll-up or wood material with raised panels with or without windows.
- c) Photos or product specification sheets of what the item looks like, and material made from must be submitted in the Architectural Request for approval before installation/ replacement.

### 5. WINDOWS AND WINDOW SCREENS

- a) Vinyl or anodize windows, energy-efficient dual glazed.
- b) All windows must match in color and design.
- c) If visible from the common area, Stained or Decorative glass windows are not permitted.
- d) Screens must be undamaged and fully installed.

### 6. DOORS, SCREEN/SECURITY DOORS

- a) Constructed of steel, wood, or fiberglass, with or without windows. If visible to the common area, color must be in keeping with the home color scheme.

### 7. PATIO COVERS, CANVAS SHADE COVERS, GAZEBOS

- a) No patio cover, canvas shade, or gazebo may in any way be attached to any neighboring homeowner unit building or fence, and post may not be placed within easement areas.

### 8. ADDRESS NUMBERS

- a) No Architectural Request is required for this item.
- b) Must be compliant with Fire Department safety standards
- c) Must be 4 inches in height
- d) Must be installed on at least two locations including garage and fence.

### 9. EXTERIOR LIGHTING

- a) Fixtures are required on fences and next to the garage.
- b) End unit patio homes must have three light fixtures. Lights must be on the fence, garage, and either chimney or garage side door.
- c) Fence lights must be controlled by a dusk-to-dawn sensor, may not be motion-controlled lights.
- d) Security lighting within the homeowner's property must be properly adjusted and will not cause light to shine directly into any neighboring unit window.

## 10. FENCES

- a) Fences may not be attached to any dwelling or neighboring fence in any part.
- b) Fences may be either wood or vinyl.
  - i) Wood fences must be without holes or splits or splintering.
  - ii) Paint on wood fences must be computer matched to BEHR Brand color Khaki Shade #YL-W11 or Vista Paint Brand Color: 0279 - Garden Country.
  - iii) Gates in wood fences will be large rectangular in shape and will show no splits, spaces, holes, or splinters and must be the same height as the fence it is attached to.
  - iv) Vinyl fences must be Almond in color, with caps of 4 inches height on posts. A sample of fencing may be requested to confirm meets the criteria prior to granting approval. Gates in vinyl fences will match these criteria.
  - v) Homeowners in both patio homes and townhomes are responsible for their own fences.

## 11. PATIO AREAS WITH FENCES - NOT VISIBLE FROM THE COMMON AREA

- a) Permanent changes in patio areas inside the fences of units must be approved in advance with an Architectural request clearly showing the following.
  - i) Plan view of current and proposed drainage and/or grades.
  - ii) Plan view of current and proposed changes in materials used.
  - iii) Agreement by the units on both sides of the unit proposing the changes. If agreement is not given by either neighbor, then resolving this will be the sole responsibility of the two owners involved. Gaining such approval will in no way involve the HOA or its employees or resources or Board of Directors.
  - iv) Such improvements or changes must be approved upon completion by an outside third-party contractor who is skilled in such work. Such contractor will be paid by the HOA and the approval or recommendations of the changes will be the final authority in such situations.
  - v) No change in a unit's grading may adversely impact a neighboring unit or the drainage of the common area.
  - vi) No drainage may be attached to the common area drainage without prior approval by the HOA in writing.
  - vii) These requirements do not apply to movable furniture, planters, or pots.
  - viii) These requirements do apply to any changes in grade, drainage, permanent (i.e., formed concrete) planters, fountains, or spas.