

Effective Date: June 28, 2024

- i) The height of the railing at a Front Porch may not exceed thirty-six inches (36") in height.
- j) The height of other railings may not exceed forty-two inches (42") in height, unless otherwise required by code.
- k) Railings that serve as fall protection or handrails shall comply with all applicable codes and ordinances in addition to the aesthetic requirements noted herein.
- l) Handrails for exterior steps at the front walkway will be reviewed on a case-by-case basis.
- m) Because there are so many different possibilities for railings, the DRC will review railings on a case-by-case basis. The DRC reserves all rights to not allow a railing that is deemed to be not appropriate in the sole opinion of the DRC.
 - Refer to Section 4.30(c) for "*Fences (View Fences)*".
 - Refer to Section 4.35 for "*Front Porch and Front Balconies*".
 - Refer to Section 4.73 for "*Roof Decks, Roof Terraces and Upper-Level Outdoor Living Areas*".

4.69. Rafter Tails (Exposed).

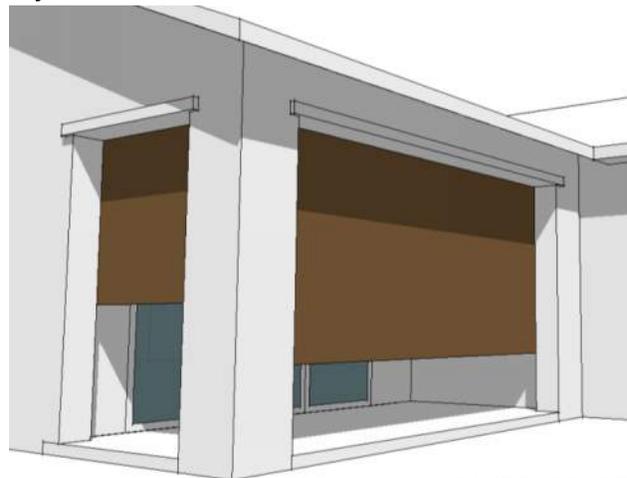
- a) Exposed rafter tails may be allowed by the DRC for appropriate architectural styles.
- b) In general, exposed rafter tails shall be a minimum of 3x4 nominal in size; and 4x6 or 4x8 preferred.
- c) In general, rafter tails that are 2" thick or less shall be concealed by a fascia board.

4.70. Ramadas. Refer to Section 4.86 for "*Shade Structures*".

4.71. Refuse Containers. Refer to Section 4.101 for "*Trash and Recycling Containers*".

4.72. Roll Down Sunscreens / Roller Shades.

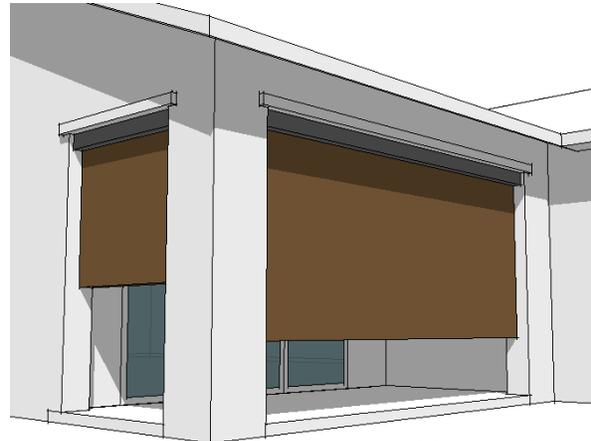
- a) The addition or installation of Roll Down Sunscreens and exterior roller shades at a covered patio or covered balcony within the Rear Yard must comply with the following design criteria and must be approved by the DRC prior to installation.
- b) Roll Down Sunscreens are only allowed at covered patios and covered balconies within a defined Rear Yard. Roll Down Sunscreens are not allowed on a front porch, front entry portico, covered front entry, or front balcony.
- c) No Surface Mounted Locations: Roll down shades including the housing, rails or cables may **not** be mounted or attached to the exterior face of wall or columns. "Flush Mount" and "Surface Mount" conditions are not allowed
- d) Inside Mount: (Preferred and Acceptable) Roll Down Sunscreens that are mounted to the ceiling of the covered patio and recessed inside of the opening to the covered patio, as shown on the adjacent illustration, are acceptable and preferred.



**INSIDE MOUNT
ROLL DOWN SUNSCREEN**

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- e) Soffit Mount: (Acceptable)
- i. Roll Down Sunscreens that are mounted to the underside of the soffit of the opening to the covered patio are acceptable.
 - ii. The housing must be recessed a minimum of 2" from the exterior face of the adjacent primary stucco wall. The housing shall be painted to match the Stucco Trim Color.
 - iii. The screen must be recessed a minimum of 6" from the exterior face of the adjacent primary stucco wall.
- f) The color of the sunscreen fabric must be black, dark brown, or dark bronze. No light, white, cream, tan, beige or colorful sunscreen fabric is allowed.
- g) The color of the metal housing, rails, bars, guides, and accessories of the Roll Down Sunscreen must be black, dark brown, dark bronze, or painted to match the existing color of the house.
- h) A Homeowner is required to maintain the appearance of the Roll Down Sunscreen in an attractive manner at all times. If the sunscreen becomes torn, ripped, dilapidated, or otherwise unsightly, the Homeowner shall remove or repair the Roll Down Sunscreen immediately.
- Refer to Section 4.112 for "*Window Sunscreens / Window Solar Screens*".



**SOFFIT MOUNT
ROLL DOWN SUNSCREEN**

4.73. Roof Decks, Roof Terraces and Upper-Level Outdoor Living Areas.

- a) Roof Decks and Roof Terraces, whether covered or uncovered, that are located above the finished floor level(s) of the interior living spaces of the Home are prohibited on any Residence or Accessory Building.
- b) Balconies, terraces, and outdoor living areas (both covered and uncovered) that are located at the same height as the enclosed interior upper level living areas may be allowed if approved by the DRC; provided that these outdoor spaces are immediately adjacent to and directly accessible from the livable interior spaces on the upper floor of the Home; and are well-integrated into the architectural composition, style, and massing of the Residence and the Home.
- c) The addition of a balcony, terrace, deck or other outdoor living area on the upper level of a Home is a difficult proposition due to the setbacks, building massing, and architectural composition. In the rare case that a property is suited for the addition of an Upper-Level Outdoor Living Area, the design must be integrated with the building massing and consistent with the authentic architectural style and character of the Home. Such elements must use the same forms, shapes, roof slopes, overhangs, eaves, soffits, detailing, materials, finishes and colors as the main Residence. Upper-Level Outdoor