



McKinley Village  
EAST SACRAMENTO

## McKinley Village Community Association Design Guidelines

June 2017

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## Chapter 1: INTRODUCTION

### 1.1 OVERVIEW

**Welcome neighbor!** By purchasing a home in McKinley Village, you are now a member of the McKinley Village Community Association (Association). The McKinley Village Community Association is a legal corporate entity created for the basic purpose of maintaining the common areas of the community. The corporation is governed by:

- State Law: Davis-Stirling Act
- Corporate Documents:
  - Covenants, Conditions & Restrictions (CC&Rs)
  - Association Bylaws
- Board Adopted Policies: Rules & Regulations and Related Policies

As a member of the Association, you own a portion of a Common Interest Development, which is a "Mutual Benefit Non-Profit Corporation." You own 'stock' in a California Corporation, in the form of your ownership interest in the property. As such, you have both rights and obligations to the corporation and to the community.

The document in your hands is for the purpose of clarifying the requirements as outlined in the CC&Rs in a simplified, easy-to-read format. In the following pages you will find helpful information related to use restrictions, architectural resources, neighborhood resources, and other useful information. Keep this handbook in a readily available location for reference. Should you need a second copy, or misplace this copy, you can find a link on the Association's website. Should you choose to lease your home for any reason, the Association requires that you give a copy of this handbook to tenants who will be living in the community.

**Who is the Board?** The Board of Directors are volunteers from the community just like you, who serve to oversee the operations of the Association. They conduct the business of the Association as well as implement policies and enforce CC&Rs. Board members are elected to the Board by the membership and serve a designated term as specified by the Association Bylaws. Future Boards retain the right to add, amend or otherwise alter this Guidelines document, rules & regulations, as well as policies & procedures.

**What are CC&Rs?** The purpose of the CC&Rs is to regulate the use, appearance and maintenance of the property. The CC&Rs for this Community were provided to you, the homeowner, during the purchase of your home.

### 1.2 COMMUNITY MANAGEMENT

The following management company has been contracted to assist the Association, and the volunteers of the Board of Directors, with management of the community.

Landmark Limited  
 1731 E. Roseville Pkwy. Suite 100 Roseville, CA 95661  
 Phone 916.746-0011 | Fax 916-746-0088  
[www.landmarklimited.net](http://www.landmarklimited.net)

The management company will assist with the following Association needs:

- Point-of-contact between vendors, members, and the Board.
- Point-of-contact for maintenance and operation of parks, common areas, front yard landscaping, and the Clubhouse, including pool and other shared amenities.
- Bookkeeping services for the processing of dues and bills.
- Assist the Board with back-office production, mailing, storage, and maintenance of files.

All matters which homeowners wish to bring to the attention of the Board of Directors should be sent to the management company, and will then be forwarded onto the Board.

**Chapter 2: FUTURE IMPROVEMENTS & APPLICATION PROCESS**

**2.1 PURPOSE**

The purpose of the guidelines is to ensure a high quality community consistent with the vision established for the McKinley Village neighborhood. All future improvements must be consistent with the guidelines established here in. Prior to submitting plans for future improvements, carefully read the enclosed guidelines. Proposed improvements which do not conform to these guidelines will not be approved.

Homeowners may hire architects, contractors, or other professional consultants in preparation of property improvement plans. The Design Review Committee (DRC) may request that a homeowner retain a consultant based on the scope of proposed improvements.

**2.2 APPLICATION PROCESS & PLAN SUBMITTAL REQUIREMENTS**

**2.2.1 Design Review Committee**

The Design Review Committee (DRC) are volunteers, appointed by the Board, who serve to oversee future improvements to homes related to architecture and site design. Refer to CC&R Article VII, Section 8.1 for more information.

All improvements to private property within the McKinley Village community must be reviewed by the McKinley Village **Community** Association Design Review Committee. Submittals can be made by mail, in person, or via email. Homeowners may not proceed with any modification to their private property without first receiving approval of the request in writing or by email.

In addition to DRC approval, homeowners are required to obtain all necessary permits and approvals from the City of Sacramento or other agencies as may be required.

**2.2.2 Improvements Requiring Approval**

Any construction, installation, or alteration to your property must be approved in writing, or email, by the DRC prior to commencing work. Improvements are any alteration or addition to the exterior of a home, or any interior improvement which effects the exterior of the home. Any alterations to the existing structure, including changes to front and rear yard landscaping, would be considered an improvement. The repainting of any improvement is exempt from DRC review and approval, if using the identical color that was previously employed.

This article also applies to the installation of solar energy systems, as defined by Section 801.5 of the California Civil Code and subject to the provisions of Section 714 of the California Civil Code, the applicable Governing Authority's Building Code, zoning regulations, and other laws.

**2.2.3 Application Package & Forms**

In order for the DRC to review and approve a proposed improvement, the homeowner must submit an application depicting improvements which are consistent with the guidelines provided here in. The application must include the items listed in Table 1 with sufficient detail to accurately describe the nature, kind, shape, height, width, color, materials, and location of the proposed improvement. Applications which do not include sufficient information may be returned as incomplete.

The application package must include both a signed Property Improvement Form, and a Neighborhood Awareness Form, included in the appendix of this document.

**How do I submit my application package?**  
 Completed application packages should be submitted to a Landmark Limited Representative at the Clubhouse or sent the address below:  
 Landmark Limited  
 1731 E. Roseville Pkwy. Suite 100  
 Roseville, CA 95661  
 Phone 916.746-0011 | Fax 916-746-0088  
 www.landmarklimited.net

Table 1: Submittal Requirements		No. of Copies
<b>A</b>	<b>Plans</b>	3
	Recommended scale: 1/8" = 1"	
	Recommended Sheet size: 24"x36"	
	Plans must be of adequate size to be completely legible.	
	The nature, kind, shape, dimensions, materials, color, finish, and location of proposed improvements must be illustrated on the plans.	
<b>B</b>	<b>Material Samples &amp; Description</b>	3
	A description of the proposed material to be used, including colorscheme.	
	Include actual, physical material samples or color photographs of material samples.	
<b>C</b>	<b>Request for Access</b> (if applicable)	3
	If improvements require access through a common area or Association Maintenance Area for transporting of labor or materials, written permission for access is required from the Association.	
	Any requests for access must be made prior to commencement of construction.	
	If permission is granted by the Board, a refundable deposit may be required; a refund will be issued after visual inspection of the area has been completed.	
<b>D</b>	<b>Landscape Plans</b>	3
	Plans must comply with Article VII, Section 7.4 of the CC&Rs.	
<b>E</b>	<b>Additional Information &amp; Fees</b>	
	The DRC may request additional fees if the proposed improvements are complex.	
	If deemed necessary, additional information will be requested from the homeowner in order to complete the review process.	
<b>F</b>	<b>Forms</b> (see appendix)	
	Property Improvement Form, completed & signed	2
	Neighborhood Awareness Form, completed & signed	1
<b>G</b>	<b>Photographs</b> , where applicable	2

2.2.4 Fees

A \$125 fee must be submitted along with the complete application package. The check may be payable to McKinley Village Community Association with a note in the memo: "Architectural Review Fee." A fee is collected for each new application. There is no additional cost to resubmit an application package that was originally determined to be incomplete.

2.2.5 Review Process

The DRC will meet as often as is necessary and may also review application packages remotely when appropriate. The members of the DRC shall set the date and time of their meetings.

The DRC will review each application package for completeness as well as consistency with the guidelines established here in. The DRC has 60-days from receipt of a complete application to approve or deny the improvement application.

2.2.6 Appeal Procedure

Should the DRC deny an application, the homeowner may appeal the decision. All appeals must be made in writing to the Board of Directors. Refer to CC&R Article VIII, Section 8.13 for more information.

2.2.7 Variances

The DRC may authorize variances from compliance with any of the architectural provisions from time to time. Refer to CC&R Article VIII, Section 8.10 for more information.

**Neighborhood Awareness Form:** The DRC requires that neighbors are notified of any improvements, which may impact the use and enjoyment of the neighbor's property. Homeowners must show the plans to surrounding neighbors, including those adjacent (sharing a property line), those facing (three homes directly across from the property), and other impacted neighbors (neighbors within 200 feet) and request their signatures on the Neighborhood Awareness Form. A neighbor's signature does not constitute neighbor approval; neighbor approval or disapproval shall only be advisory and shall not impact the DRC's decision.

## Chapter 3: GUIDELINES

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### 3.1 PURPOSE

McKinley Village is a 21<sup>st</sup> century urban village, inspired by the adjoining East Sacramento and McKinley Park neighborhoods. The vision for McKinley Village includes tree-lined, pedestrian- and bike-friendly streets, and homes with attractive architecture that draws from a variety of styles and vernacular. In order to maintain the vision established for McKinley Village, this document establishes guidelines to insure consistency with the original intent for the neighborhood.

The Design Guidelines are written to preserve the high quality appearance of the neighborhood, to ensure compatibility between improvements, and to enhance the overall value of McKinley Village. The Design Guidelines are intended to be used by homeowners and consultants in preparing plans for improvements and by the DRC in reviewing these plans for conformance with the stated objectives. The DRC reviews proposed improvements for aesthetic purposes only. It is the homeowner's responsibility to follow all applicable federal, state, and local building codes.

### 3.2 GENERAL GUIDELINES

#### 3.2.1 Rules & Regulations

The value of living in a community with an Association, is the understanding that all residents and homeowners have a shared goal—to respect and preserve their neighborhood. Living in an association is a shared experience with the other members of the community. Show the same consideration for others that you would like shown to you.

The homeowner may not begin construction, reconstruction, installation, removal or alteration of any improvement which effects the exterior of the home or outdoor areas without the prior written approval of the DRC, and subject to applicable City of Sacramento Building Department review and

approval (if required by City code). No Owner may begin any alteration of any Improvements which affect the structural integrity of the walls, floors and ceilings of the home without the prior written approval of the DRC.

#### 3.2.2 Document Transfer

The law requires that Seller provide to the Buyer a copy of the current neighborhood association documents, which would include the CC&Rs, Bylaws and the most recent version of this resident handbook. You are encouraged to keep this document accessible for reference.

#### 3.2.3 Leasing & Rentals

A homeowner may rent his/her Residence to a single family provided that the Residence is rented pursuant to a lease or rental agreement which is (a) in writing and (b) subject to all of the provisions set forth in Article VII, Section 7.1 of the CC&Rs. Any homeowner renting or leasing their unit must provide the Community Management Company with accurate and complete contact information for the current lessee as well as the owner's own accurate and complete current address and contact information. Homeowners are responsible for any and all actions of their tenants and/or their guests.

#### 3.2.4 Noise

Please remember that your neighborhood is a shared experience and to be courteous to your neighbors. Residents are requested that amplified sound or noise (radios, stereos, TVs, etc.) and/or instrumental music (pianos, guitars, violins, flutes, horns, etc.) be kept to reasonable levels and that residents take necessary precautions to ensure that the neighbors are not disturbed. Please see Chapter 8.68 of the City of Sacramento Municipal Code for the City's Noise Ordinance.

### 3.2.5 Contractors

Homeowners shall ensure that any contractor they hire to perform work adheres to the following:

- Contractor shall abide by all traffic safety rules and signs, posted and otherwise.
- Vehicles and other equipment must be parked in such a manner so as not to block vehicular and bicycle traffic or access to fire hydrants, driveways or streets.
- Contractors will not leave vehicles, equipment, trash, construction debris or material on streets overnight.
- Contractors should adhere to the following construction hours: 7 a.m. – 7 p.m. Monday through Friday, and 8 a.m. – 6 p.m. Saturdays. No construction access on Sundays or Holidays.
- Portable toilets are not allowed; should a City Permit require a restroom be provided, the homeowner may apply to the DRC for a portable toilet permit.
- Dumpsters are not permitted, unless previously approved in writing by the DRC.
- If lumber or other packaged material is unloaded in the street, street access must not be blocked and safety warning devices must be used while the material is being unloaded. The maximum length of time that material can be unloaded in the street is three (3) hours. Unpacked material, such as sand or soil, may not be unloaded in the street. Stockpiling in the street is prohibited.
- Contractors shall not bring or use alcohol or recreational drugs on site.
- Contractors must take all necessary safety precautions and shall erect and maintain barriers, lights, signs and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions associated with their construction activity.

- All construction activity must comply with local governmental codes/permits as well as plans approved by the DRC.
- At the end of the work day, the streets must be left broom clean. All debris (i.e. paper, bottles), must be removed from the job site on a daily basis. Street washing is strictly prohibited.
- Contractors shall not play loud radios or other musical appliances so that the sound extends across property lines. Contractors shall minimize noise impacts from generators or other construction equipment.
- The City requires that contractors must perform work in accordance with Best Management Practices. Best Management Practices are methods and techniques that reduce discharge of sediment pollution from construction sites. Owners are ultimately responsible for contractors' violations of Best Management Practices.

## 3.3 SOLID WASTE & COMPOSTING

All single family homes are required to contract with the City of Sacramento for waste removal services.

### 3.3.1 Storage

- All waste must fit into the cans so the lid can close securely.
- Cans must be stored either inside of the garage or in a designated side or rear yards, screened from public view, other than collection day.
- Should a homeowner desire to build a trash enclosure to screen cans from public view, only high



quality materials should be employed. The trash enclosure should match the fencing material and paint color, and must be consistent in architectural style, to the existing home. DRC review and approval is required.

- All trash and refuse must be properly bagged before disposal into trash or recycling bins.
- Residents are responsible for making their own arrangements for disposal of oversized articles, such as furniture, appliances, moving boxes, etc. These items will not be removed as part of the HOA refuse removal contract.

### 3.3.2 Placement & Collection

- Waste containers may not remain at the curbside for collection more than 12 hours before or after collection takes place. Homes with trash containers out beyond this time frame will be subject to action by the Association, which may result in fines assessed to the HOA account.
- Homes located at the end of alleyways or streets must place their cans for collection along the property adjacent to their garages. See Figure 1 for depiction of homes and can placement.
- Condominium homes (Alder) must place their cans along the alleyway that their garage faces for collection.
- Homes with a common driveway (Mulberry & Magnolia) must place their cans at the curb on the public street for collection

### 3.3.3 Composting

- Personal composting is an additional option for waste disposal in the City of Sacramento. When contracting for waste removal services, please inquire about availability of composting services to your home.

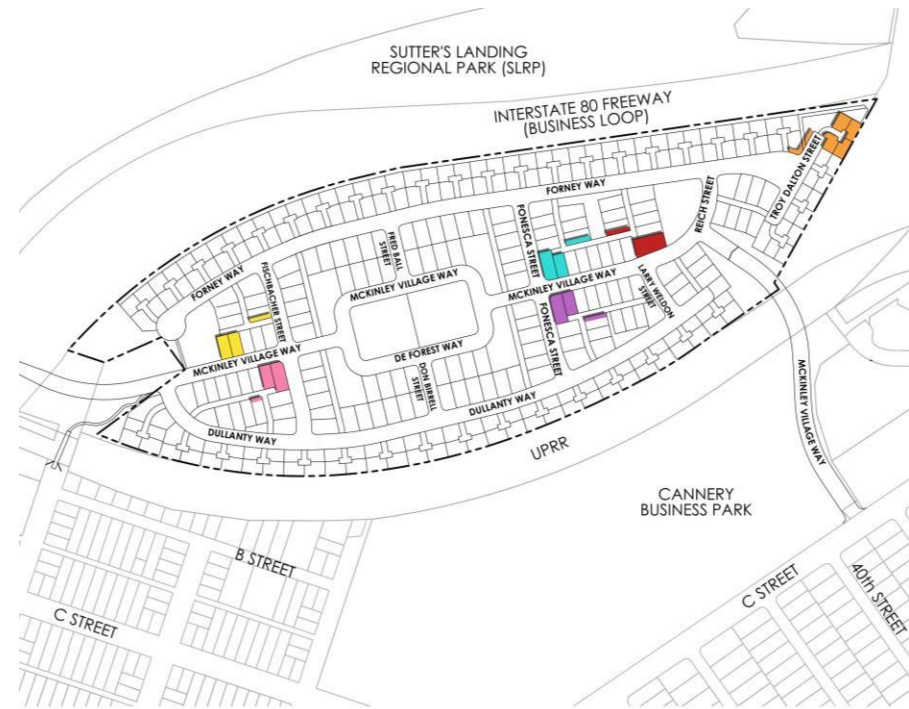


Figure 1  
Trash Placement & Collection Map

- Homes with a common driveway (Mulberry & Magnolia) are likely exempt from City compost service, due to having less than 5% of the parcel being landscaped.
- No quantities of manure, composting or decaying matter shall be stored in such quantities as to attract household pets or vermin, or constitute an injury to the person or property of any other person. Such materials shall be stored in a manner as to prevent the creation of noxious or offensive odors.
- Bins must be stored either inside of the garage or in a designated side or rear yards, screened from public

view, other than collection day. Store in a shaded area if possible.

### 3.4 LANDSCAPING MAINTENANCE & MODIFICATION

All homeowners are required to submit landscaping plans to the DRC for review and written approval prior to making any alterations or developing any private yard areas.

#### 3.4.1 Front Yard Residential Gardens

- Front yards are HOA maintained. Front yard green waste will be disposed of by the HOA maintenance contractor.
- Homeowners may modify and add to existing front yard planting schemes as long as plant height, exclusive of tree, does not exceed 5' in height. Trees and plants are prohibited from encroaching into adjacent properties. Homeowners must select trees and plants from the approved list enclosed here in.
- Any alteration or modification to a front yard must be in keeping with the architectural style of the home as well as overall community style.
- Acceptable ground materials for front yard gardens include: decomposed granite, and/or stone pavers with groundcover between.

#### 3.4.2 Rear Yard Residential Gardens

##### INITIAL REAR YARD INSTALLATION REQUIREMENTS

Within one hundred eighty (180) days after the Close of Escrow for the sale of a Lot or Condominium, the homeowner of said lot must submit an application, plans, and specifications to the DRC with respect to the installation of side and rear yard landscaping (other than areas landscaped prior to the Close of Escrow). The homeowner shall complete such

installation within one (1) year after the Close of Escrow. Plans and installation must be in accordance with the DRC's governing documents and Design Guidelines, which include limitations to plants that may be used based on water consumption in accordance with City requirements. Refer to the plant list enclosed here in.

If a homeowner fails to install and maintain landscaping in conformance with Article VII, Section 7.4 of the CC&Rs, or allows homeowner's Lot landscaping to deteriorate to a dangerous, unsafe, unsightly, or unattractive condition, the Board, upon thirty (30) days' prior written notice to such homeowner, may seek to correct such condition through the installation of landscape (if no landscape has been installed) or maintenance of installed landscape (if installed landscape has become unsightly). The homeowner shall be responsible for reimbursing the Master Association for resulting incurred costs.

##### REAR YARD LANDSCAPE STANDARDS

All proposed rear yard landscaping improvements must be consistent with the following standards:

- In general, rear yard landscaping should define the outdoor living area, softening and complementing structures.
- The outdoor living area may include patios with seat walls, focal elements such as a fire pit, small water feature or shade structure, outdoor dining or other soft seating areas.
- Due to the limited size of rear yards throughout McKinley Village and proximity to the Club House, pools are prohibited. Hot tubs and spas are permissible with DRC review.

Some rear yards have special considerations. Refer to section 3.4.3, [Special Consideration Landscape Areas](#), for more detail.

- Landscape structures, such as arbors, trellis, and other shade structures, are permissible and must not exceed 9' in height. All structures should be sensitive to surrounding neighbors, and although it can be visible, it should not be a predominant view for adjacent property owners.
- High quality materials should be used in construction of raised beds and other garden furnishings such as potting benches and garden boxes. Appropriate planter materials may include:
  - Untreated lumber such as cedar or redwood
  - Corrugated or galvanized metal
  - Steel
  - Stock tanks made of metal
  - Stone or concrete blocks
- Pathways to side-yard fences may be constructed of decomposed granite and/or stone/concrete pavers.
- Homeowners must select trees and plants from the approved list enclosed here in. Trees and plants have been selected for their success in the Sacramento area, and for their low water use properties. Trees from the list have also been selected for their compact nature due to the limited size of rear yards throughout McKinley Village. Total shrub height should not exceed 5' in height including planter boxes. Trees and plants are prohibited from encroaching onto adjacent properties.
- Outdoor string lights are permissible. If hanging string lights over an open area, use a suspension kit with steel wire to reinforce lights,

creating a more stable light display without sag.

- Clothes drying lines are permissible as long as they are not visible from public view.



### 3.4.3 Special Consideration Landscaped Areas

#### UNION PACIFIC RAILROAD LANDSCAPE EASEMENT

A landscape easement is located along the Union Pacific Railroad on the southern project boundary. The Master Association shall have a nonexclusive easement over the landscape easement for the purposes of access for maintenance of the landscaping, railroad fence and landscape easement walls. Homeowners may use the landscape easement for storage of trash cans and to maintain the exterior of their homes. Except as outlined below, access to the landscape easement is restricted to the Master Association only:

- Residents which own homes directly adjacent to the railroad may enter the landscape easement to access trash storage areas and to maintain exterior portions of their home. Figure 2 identifies landscape easement lots.

#### INTERSTATE 80 BERM EASEMENT

Homeowners located directly adjacent to the Interstate 80 Freeway are responsible for maintaining the berm easement area located at the rear of their property. Figure 2 identifies berm easement lots. Without prior written approval from the DRC, homeowners of the berm easement lots are prohibited from:

- Building, constructing, installing or planting improvements of any kind in the berm easement area, except for plant material permitted by this document and previously approved by the DRC.

- Excavating or modifying all or any portion of the berm easement area.
- Storing any property in the berm easement area that would interfere with Master Association access and maintenance of the Master Association Wall (sound wall).
- Any activity which would impair the integrity of the Master Association Wall (sound wall).

### 3.4.4 Plant Palette

To follow is the approved Plant Palette that has been established for McKinley Village. Plants have been selected based on an understanding of regionally-successful species, and water consumption. Front yard landscape must be consistent with PUD Guidelines; rear yard landscape has more options.

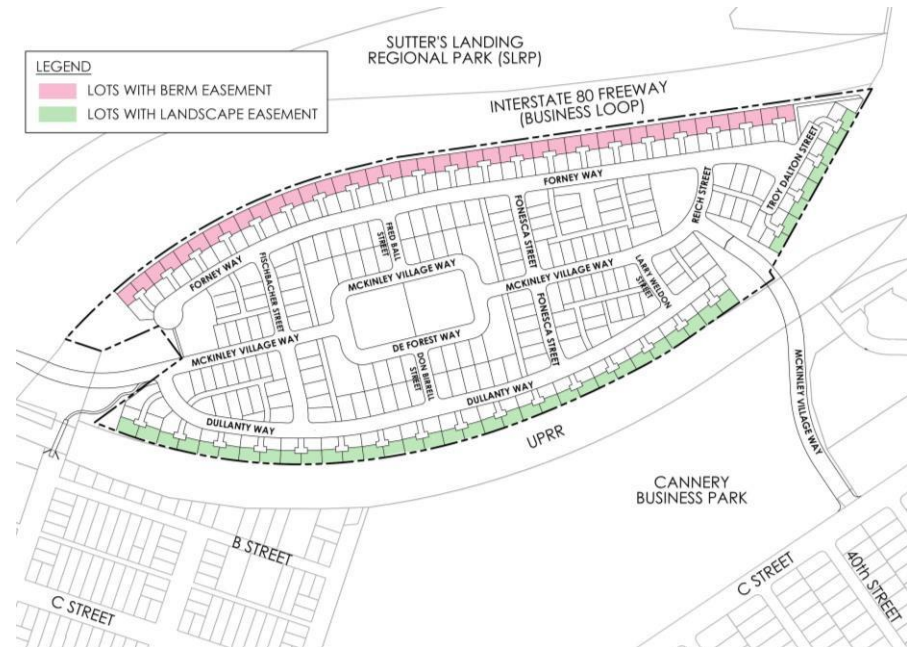


Figure 2  
Berm Easement and Landscape Easement Lots

Table 2: Plant Palette	
Botanical Name	Common Name
<b>TREES</b>	
Eriobotrya deflexa	Bronze Loquat
Geijera parviflora	Australian Willow
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Bay Laurel
Prunus sargentii	Sargent Cherry
Quercus robur 'Fastigiata' Skyrocket	Skyrocket English Oak
<b>SHRUBS &amp; GROUNDCOVER</b>	
Acanthus Mollis	Bear's Breech
Agapanthus spp.	Lily-Of-The-Nile
Anigozanthos spp.	Kangaroo Paw
Buxus spp.	Boxwood
Callistemon spp.	Bottlebrush
Camellia spp.	Camellia
Dietes spp.	Fortnight Lily
Festuca spp.	Fescue
Hermerocallis spp.	Daylily
Ilex spp.	Holly
Iris spp.	Iris
Lagerstroemia spp.	Crape Myrtle
Lantana spp.	Lantana
Ligustrum j. 'Texanum'	Texas Privet
Liriope spp.	Lily Turf
Loropetalum chinese	Fringe Flower
Nandina spp.	Heavenly Bamboo
Phormium spp.	Flax
Pittosporum spp.	Pittosporum
Podocarpus spp.	Fern Pine
Punica granatum 'Nana' Dwarf	Pomegranate
Rhaphiolepis spp.	Indian Hawthorn
Rhododendron spp.	Azalea
Rosa spp.	Rose
Rosmarinus spp.	Rosemary
Trachelospermum asiaticum	Asian Star Jasmine
Xylosma spp.	Xylosma



Table 2: Plant Palette (cont.)	
Botanical Name	Common Name
<b>VINES</b>	
<i>Campsis radicans</i>	Trumpet Creeper
<i>Hardenbergia violacea</i>	Lilac Vine
<i>Rosa</i> spp.	Rose
<i>Solanum jasminoides</i>	Potato Vine
<i>Trachelospermum asiaticum</i>	Asian Star Jasmine
<i>Wisteria</i> spp.	Wisteria
<b>ADDITIONAL REAR YARD OPTIONS</b> (not included in the PUD Guidelines)	
<b>TREES</b>	
<i>Acer palmatum</i>	Japanese Maple
<i>Arbutus unedo</i>	Strawberry Tree
<i>Podocarpus gracilior</i>	Pine Fern
<i>Olea europaea</i>	Olive
<b>SHRUBS &amp; GROUNDCOVER</b>	
<i>Ajuga</i> spp.	Bugleweed
<i>Arctostaphylos</i> spp.	Bearberry
<i>Baccharis</i> spp.	Coyote Brush
<i>Begonia</i> spp.	Begonia
<i>Campanula</i> spp.	Bellflower
<i>Rose</i> spp.	Carpet Rose
<i>Ceanothus</i> spp.	California Lilac
<i>Cistus</i> spp.	Orchid Rockrose
<i>Coprosma</i> spp.	Coprosma
<i>Cotoneaster</i> spp.	Cotoneaster
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Gardenia jasminoide</i>	Gardenia
<i>Heuchera</i> spp.	Alumroot
<i>Impatiens</i> spp.	Touch-me-not
<i>Mahonia</i> spp.	Barberry
<i>Myoporum</i> spp.	Myoporum
<i>Salvia</i> spp.	Sage
<i>Santolina chamaecyparissus</i>	Gray Lavender Cotton
<i>Thymus</i> spp.	Thyme
<i>Viburnum</i> spp.	Viburnum
<b>VINES</b>	
<i>Cissus</i> spp.	Grape Ivy



### 3.5 EXTERIOR IMPROVEMENTS

All exterior modifications are subject to design review. Refer to the Design Review Process in the beginning of this document. Residences shall conform to the material, colors, character and detailing as established on the existing home. The following exterior improvements are prohibited unless approved in writing by the Board:

- Outside installations, including deck covers, wiring, air conditioning equipment, water softeners, other machines and other improvements.
- Hanging and draping of towels, sheets, clothes and/or other materials from balconies or porches.
- Improvements penetrating the exterior structure of a building.
- Any other exterior additions or alterations to any home.

#### 3.5.1 Sports Fixtures

No basketball standards, hoops, backboards, or other fixed sports apparatus shall be attached to the residence or erected in the front yard or driveway. Portable basketball standards may not be placed on sidewalks or public or private streets at any time.

Sports fixtures, including play structures and play houses in backyards and sideyards must meet setback and height requirements established in the McKinley Village PUD Guidelines document, and must be screened to minimize impacts to neighbors to the extent feasible.

#### 3.5.2 Temporary Structures

Any temporary structure, including tents, prefabricated storage, and play structures (i.e. bouncy houses), located on private or Association property must receive written approval by the DRC. All temporary structures must meet setback and

height requirements established in the McKinley Village PUD Guidelines, and must be screened to minimize impacts to neighbors to the extent feasible.

#### 3.5.3 Exterior Lighting

Exterior lights on all residences must be consistent with the architectural style and new fixtures must be comparable to the original fixture that was installed. Owners who would like to install fixtures that vary from what was originally installed, must submit requests to the DRC for approval before installation.

Outdoor string lights are permissible with DRC approval. String lights must be hung in a manner to decrease sag.

No Owner may make any alterations to the exterior lights that are controlled by the Association.

#### 3.5.4 Satellite Dishes & Antennae

Generally, no satellite dishes or other antennae shall be visible from public view. Refer to CC&Rs Article VII, Section 7.6, Satellite Dishes and Antennae, for more detailed restrictions and guidelines regarding dishes and broadcast antennae.

#### 3.5.5 Screen Doors & Security Doors

- Front doors may be either solid, paneled and/or paneled with glass lites. The design and style of the door must be consistent with the architectural style and character of the home. Glass lites may be frosted; stain glass or patterned glass is prohibited.
- The only screen doors permitted are phantom (or invisible) screen doors, and may be purchased and installed at the

homeowner's expense and owner shall be responsible for proper maintenance and repair of doors.

- No metal storm doors are allowed.
- Garage doors must be consistent with the architectural style and character of the home. Windows are permissible on garage doors.
- Installation of a front, screen, security or garage doors are subject to DRC approval.



### 3.5.6 Solar

Exclusive of the Condominium homes, all other residences in McKinley Village are "solar ready." The term solar ready means:

- A portion of the roof is defined as the "solar zone" to ensure future installation, and
- The home has been built with necessary infrastructure to accommodate solar facilities.

Should a homeowner choose to move forward with solar installation, an application must be submitted and approved by the DRC prior to installation. For additional information related to solar facilities, refer to Article VII, Section 7.31 of the CC&R document.

### 3.5.7 Use Easements

Use easements are dedicated in the rear yard and side yards of the Birch, Magnolia and Mulberry home types. These use easements are meant to extend the usable yard area for the benefitting home; however, the benefitting home does not own the property and therefore must be mindful of their neighbor. DRC approval is required for all improvements within use easement areas. The following guidelines apply to all use easements in McKinley Village:

- Permitted uses include vegetated areas with irrigation system, outdoor furniture, bbq, clothes lines and string lights. In general, typical outdoor activities as long as installation is not permanent and the activity can be moved should the homeowner need access to their property for maintenance of their home.
- No trees are allowed within the use easement, unless the homeowner of the benefitting lot has taken necessary precautions to protect the adjacent home (i.e. root barrier, etc). Other shrubs and plantings are permissible as long as they do not exceed 4' in height.
- No permanent foundation or structures (i.e. outdoor kitchen or bbq, raised bed planters, etc.) are allowed within the use easement.
- No object or device may be affixed to the adjacent home without prior approval by the adjacent homeowner.
- The established flow of drainage may not be altered, damaged or rerouted within the use easement.
- Refer to CC&R Article VII, Section 7.32 for more information related to use easement areas.



3.5.8 Exterior Paint & Materials

**PAINT**

Homeowners who would like to touch-up or repaint their residence may do so, provided colors and materials are in accordance with approved schemes in Appendix C.

Owners who would like to repaint their residence with a color scheme other than what was originally specified must submit paint colors, with physical paint color chip samples, to the DRC for approval before painting.

**ROOFING**

Owners who would like to replace their roof may replace with the same roofing selection that was initially installed.

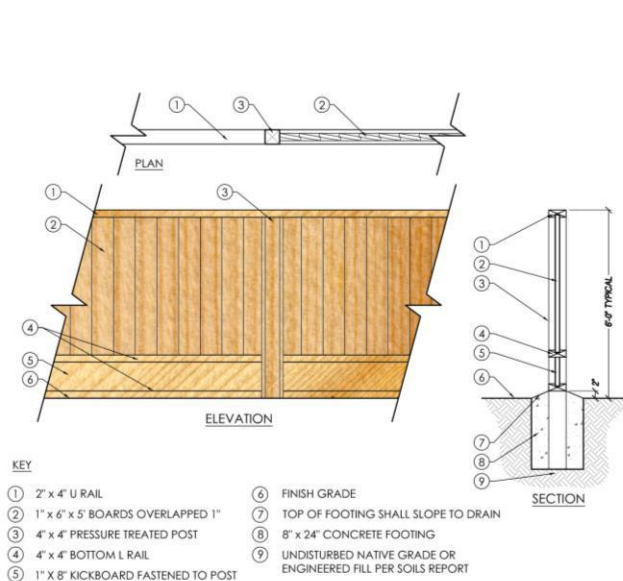
Owners who would like to change the roofing selection from what was originally specified must submit roofing selection, with physical samples, to the DRC for approval.

3.5.9 Fences & Walls

**FENCES**

No fence design other than the original fence, as shown in the below detail, is allowed. Homeowners are responsible for maintenance and repair of wood fences located on their property, adjacent to, facing, or visible from a public or private street, a park, or a common area. Any such wood fence is required to be painted at least every 5 years, or more frequently if needed; if a homeowner fails to maintain the wood fence, the Board, upon thirty

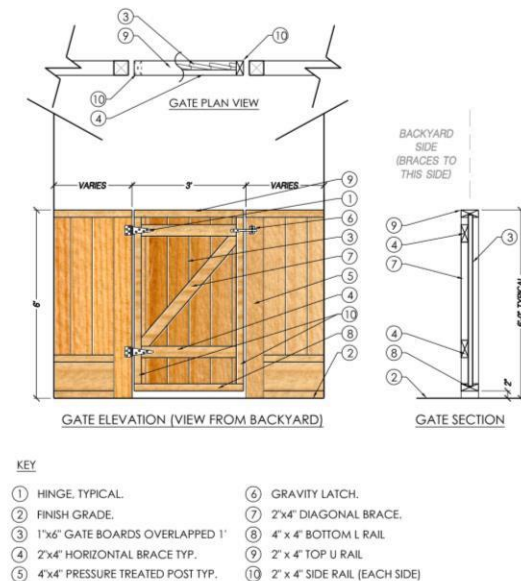
GOOD NEIGHBOR WOOD FENCE DETAIL



- KEY**
- ① 2" x 4" U RAIL
  - ② 1" x 6" x 5' BOARDS OVERLAPPED 1"
  - ③ 4" x 4" PRESSURE TREATED POST
  - ④ 4" x 4" BOTTOM L RAIL
  - ⑤ 1" x 8" KICKBOARD FASTENED TO POST
  - ⑥ FINISH GRADE
  - ⑦ TOP OF FOOTING SHALL SLOPE TO DRAIN
  - ⑧ 8" x 24" CONCRETE FOOTING
  - ⑨ UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT

- NOTES**
1. ALL WOOD SHALL BE CONSTRUCTION HRT. RO. REDWOOD OR CEDAR #2 OR BETTER.
  2. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED.

GOOD NEIGHBOR WOOD FENCE WITH GATE DETAIL



- KEY**
- ① HINGE, TYPICAL.
  - ② FINISH GRADE.
  - ③ 1"x6" GATE BOARDS OVERLAPPED 1"
  - ④ 2"x4" HORIZONTAL BRACE TYP.
  - ⑤ 4"x4" PRESSURE TREATED POST TYP.
  - ⑥ GRAVITY LATCH.
  - ⑦ 2"x4" DIAGONAL BRACE.
  - ⑧ 4" x 4" BOTTOM L RAIL.
  - ⑨ 2" x 4" TOP U RAIL
  - ⑩ 2" x 4" SIDE RAIL (EACH SIDE)

- NOTES**
1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRT.RO. REDWOOD OR CEDAR #2 OR BETTER.
  2. ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.
  3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS. 16D GALVANIZED FRAME NAILS.
  4. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.

Figure 3  
Wood Fence Detail

(30) days’ prior written notice to such homeowner, may hire a contractor to correct such condition. The homeowner shall be responsible for reimbursing the Master Association for resulting incurred costs.

The paint color for all wood fences shall match Sherwin Williams “Anonymous: SW 7046. Fencing shall only be located where originally constructed. Placement of any fencing other than where originally located must be approved by the DRC. See Figure 3 for a depiction of permissible privacy wood fence with gate.

**WALLS**

All theme, monument and sound walls (masonry walls) throughout the community are considered property of the Master Association. As such, no homeowner or neighborhood association shall modify or alter Master Association Walls. Refer to Article VII, Section 7.30 for more detail.

**3.5.10 Signs**

One (1) security or alarm notification sign is permissible; one (1) sale or lease sign is permissible. Contractor signs are not permissible on any portion of homeowner’s private property or Association Property. Refer to CC&Rs Article VII, Section 7.9, Signs, for additional restrictions and guidelines for signs and flags.

**3.5.11 Security Camera Installation**

Security cameras or security camera doorbells are permitted following DRC review, provided the camera and all components are installed with minimum visibility from the exterior of the home.

**3.6 INTERIOR IMPROVEMENTS**

Generally, no bearing walls, ceilings, floors or other structural or utility bearing portions of a home may be pierced or otherwise altered or repaired without approval from the DRC. Residences shall conform to the material, colors, character and detailing as established on the existing home.

In addition, no individual water supply, sewage disposal or water softener system is permitted in any unit unless such system is designed, located, constructed and equipped in accordance with the requirements, standards, and recommendations of the City of Sacramento, any water district having jurisdiction, the applicable Governing Authority, the DRC and all other governmental authorities with jurisdiction.

**3.6.1 Condominium Interior Improvements**

For condominium homes (Alder), special standards must be met due to common walls and noise issues inherent in attached homes:

- No homeowner may pierce or remove or otherwise modify any fire wall assembly or other interior common wall separating adjoining Units.
- No homeowner may take any actions that may interfere with structural noise mitigation Improvements installed at construction.
- No homeowner shall remove any noise mitigation Improvements in place at the time of purchase and installed by the home builder, without replacing it with materials offering the same, substantially similar or better noise mitigation as the materials that were originally installed.

- Installation of hard-surface flooring or replacement of any existing noise mitigating materials that may have been installed in walls, floors or ceilings must be reviewed and approved by the DRC. Homeowners shall present the DRC with written documentation from a licensed engineer, architect or other consultant with qualifications reasonably acceptable to the Committee that the noise mitigating properties of the proposed flooring or wall material are the same as, substantially similar to, or better than the materials originally installed by Neighborhood Builder.

### 3.6.2 Window Coverings

- The color of the surface of all window coverings visible outside the Residence shall be white or off-white only. Any alternate window covering color is subject to review and approval by the DRC.
- No window in any Residence shall be covered in whole or in part, inside or outside, with aluminum foil, newspaper, paint, reflective tint, or any other material reasonably deemed inappropriate for such use by the Board.
- A homeowner may use plain, clean, pressed white sheets that entirely cover the window opening to cover windows for a period of time not to exceed 60-days after the Close of Escrow or occupancy of the Residence, pending the installation of drapes, curtains, shutters, or other appropriate interior window coverings.

## 3.7 DRAINAGE

- No one may interfere with or alter the established drainage pattern over the common area unless an adequate alternative provision is made for proper drainage with the DRC's prior written approval. Established drainage in any Phase means the drainage which:
  - Exists at the time of the first Close of Escrow in such Phase.
  - Is shown on any plans approved by the DRC.
- Established drainage includes drainage from the Lots onto the common area and from the common area onto the lots. To ensure adequate drainage throughout the properties, it is essential that the drainage improvements, if any, not be altered, removed, blocked or replaced without having first made alternative drainage arrangements. Therefore, no owner may alter, remove, block or replace any drainage improvements without receiving written approval from the Board of Directors. The owner must submit a plan to the Board of Directors for alternative drainage acceptable to the Board of Directors to obtain such approval. Any alteration, removal or replacement of drainage improvements must comply with applicable law.
- Yards must be maintained to the same standard as the common area landscape; weeds and dead material are not acceptable.
- Owners and residents must adhere to any adopted Water Quality Management Plan and/or restrictions that may be imposed for water usage and/or runoff.

## 3.8 RAINWATER HARVESTING

- The use of gravity rainwater catchment systems (rain barrels or cisterns) is allowed within McKinley Village for outdoor irrigation in compliance with Chapter 17 of the

2013 California Plumbing Code. The following systems are acceptable:

- Exterior rainwater catchment systems used for outdoor non-spray irrigation with a maximum storage capacity of 360 gallons supported on grade and a height to width ratio that does not exceed 2:1.
- Exterior rainwater catchment systems used for spray irrigation with a maximum storage capacity of 360 gallons and no pump.
- Refer the City of Sacramento Rainwater Retention Systems requirements (Section 15.92.200) and Chapter 17 of the 2013 California Plumbing Code for systems requiring a permit.
- Rainwater catchment systems must be stored inside yards or back yards, and screened from public view.
- The following rain barrel technical and operational features must be present on all systems:
  - Screens on gutters and downspouts to remove sediment and particles as the water enters the barrel.
  - Fully enclosed containers with the option of draining the system completely for maintenance.
    - Aesthetic features that are compatible with the lot’s landscaping plan.
  - Private stormwater maintenance agreements met between the property owner and the McKinley Village Community Association.

### 3.10 ANIMAL REGULATIONS

The only animals that may be raised, bred or kept in any home within the McKinley Village neighborhood are:

- Household Pets, including dogs, cats, fish, birds and other usual household pets.
- Authorized Pets, including but not limited to, snakes, lizards, other reptiles, and livestock. Authorized Pets are permissible only with prior approval by the Association. Refer to CC&R Article VII, Section 7.10 for additional information on Authorized Pets.

Chapter 4: COMMUNITY SAFETY

4.1 RESCUE AREA & EVACUATION PLAN

The American River is located approximately 0.25 miles northeast of the community. The community is within an area designated by the Federal Emergency Management Agency (FEMA) as "Zone X." Zone X includes areas (such as Downtown, Midtown, and East Sacramento) that are protected from a 100-year event by levees subject to possible failure or overtopping during larger storms. McKinley Village is located within a "Rescue Area" and has an "Evacuation Plan."

RESCUE AREA

The City of Sacramento Code, Section 15.104.070, requires neighborhoods located in a Flood Zone X to be placed within a "Rescue Area" for the purposes of emergency rescue operations in the event of flooding. A Rescue Area indicates places where water has the potential to reach a depth of at least one foot (1') after two (2) hours from the time of a levee failure. The entire McKinley Village neighborhood is within the designated "Rescue Area." People remaining in the area despite the evacuation notices would not be able to drive out and would be stranded, requiring rescue.

Refer Figure 4 for a depiction of the Rescue Area, and the proposed Public Refuge Area should a flood event occur.

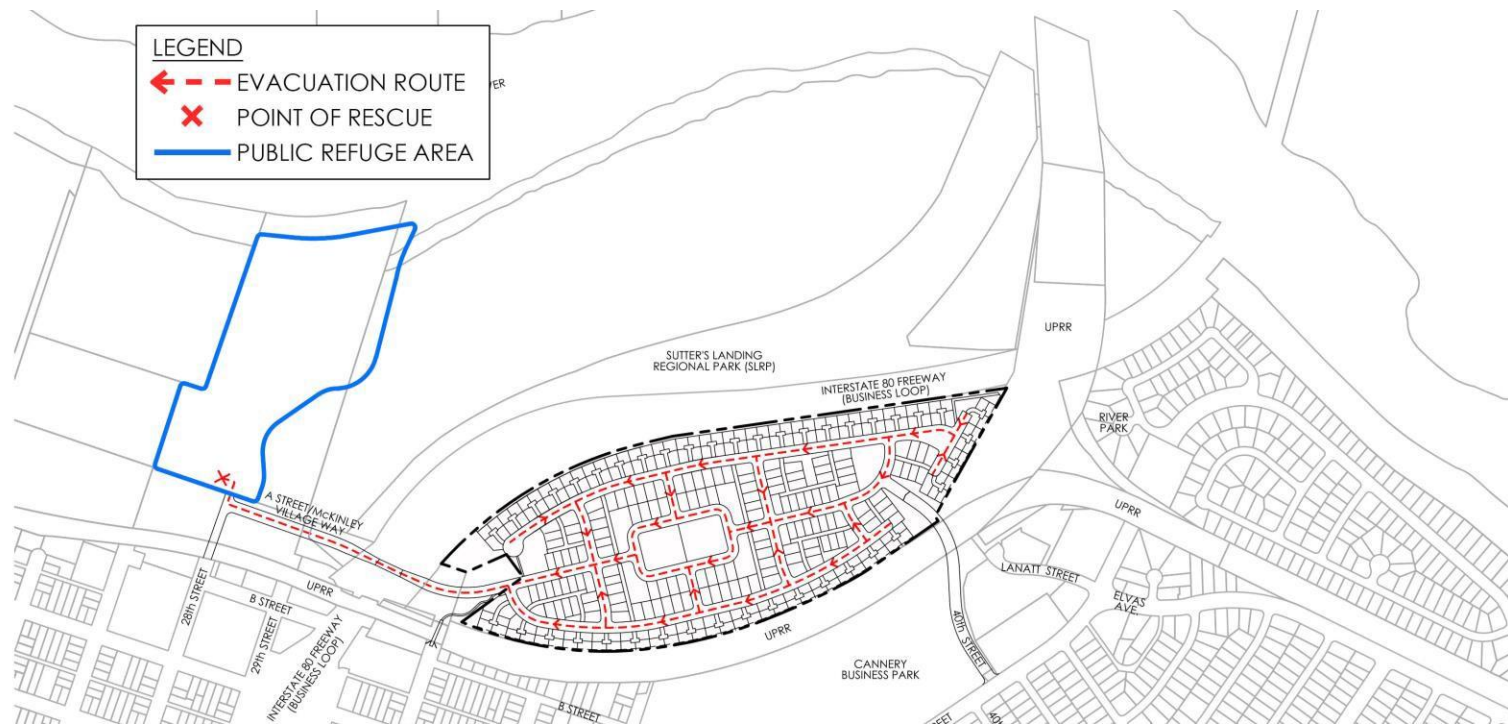


Figure 4  
Rescue Area

**EVACUATION PLAN**

The City has approved the Evacuation Plan for McKinley Village. The Evacuation Plan depicts evacuation routes and areas which should be used by residents of the community to get to higher ground above flood levels. The Master Association shall review the Evacuation Plan at least every three (3) years.

Refer to Figure 5 for a depiction of the McKinley Village Evacuation Plan. The plan identifies the route residents can take to get to the public refuge area. Note that the McKinley Village Way underpass, at the UPRR tracks, are equipped with flood gates. Should the flood gates close, residents will need to evacuate the community as set forth in the Evacuation Plan.

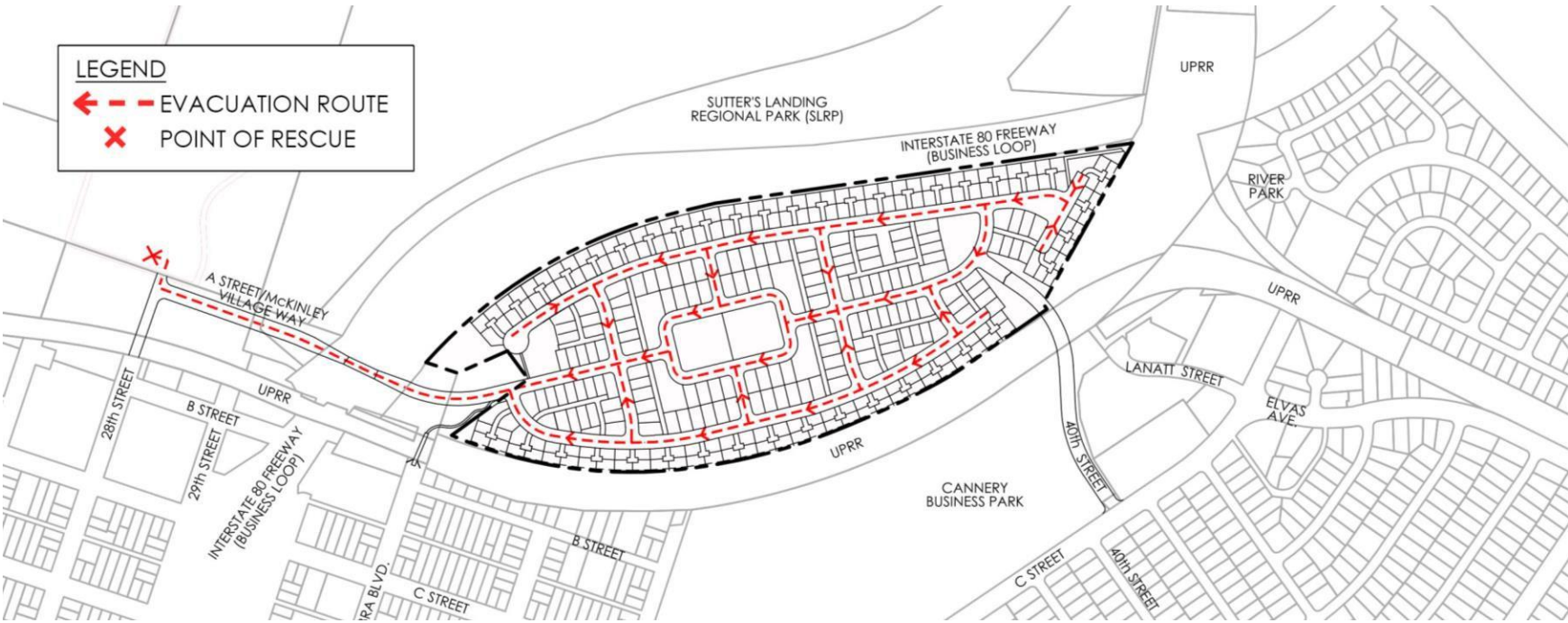


Figure 5  
Evacuation Plan



HOME IMPROVEMENT REQUEST APPLICATION

NOTE: Plans should be submitted at least 60 days before activity begins.

No activity may begin prior to approval.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

(Please Print)

ADDRESS: \_\_\_\_\_ LOT NO. \_\_\_\_\_

(Number, Street, City)

PHONE: (H) \_\_\_\_\_ (W) \_\_\_\_\_ PROPOSED COMPLETION DATE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

TYPE OF ARCHITECTURAL AND/OR LANDSCAPING IMPROVEMENT

MODIFICATIONS/ADDITIONS Are the material, color, and type the same your house \_\_\_ Yes \_\_\_ No

- \_\_\_ Remodeling/Additions
- \_\_\_ Garage Doors/Exterior Doors
- \_\_\_ Driveway/Walkways
- \_\_\_ Gazebos/Sheds/Play Equipment
- \_\_\_ Greenhouses/Sun Rooms
- \_\_\_ Swimming Pool/Spa/Solar Panels
- \_\_\_ Decks/Patio
- \_\_\_ Arbors/Overhangs
- \_\_\_ Dog Houses/Runs
- \_\_\_ Fences/Fence Additions & Retaining Walls
- \_\_\_ Visible Landscaping
- \_\_\_ Other

Materials to be used:

- \_\_\_ Wood \_\_\_ Stucco \_\_\_ Brick
- \_\_\_ Stone \_\_\_ Concrete
- \_\_\_ Other \_\_\_\_\_

Painting:

- \_\_\_ Repaint house same color
- \_\_\_ Repaint house new color

Attach paint color samples for stucco trim and facia

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Left rear neighbor**



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Rear neighbor**



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Right rear neighbor**



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Left adjacent neighbor**



**YOUR HOUSE**  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Right adjacent neighbor**



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Left front neighbor**



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Front neighbor**



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Right front neighbor**





### Documents Required for Submittal

[These documents may be submitted as a PDF via email]

- Application.
- \$125.00 Design Review Fee – Made payable to: McKinley Village Community Association.
- Submittal Checklist.
- Neighboring Lot Matrix – Complete with signatures.
- Sample of materials, plant list, paint colors, drainage plans, renderings, etc...

The undersigned applicant requests approval of the improvements described above based upon the plans included with this application, and understands and agrees to comply with the general conditions stated above.

\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
Date

RETURN APPLICATION AND 8x1 PLANS TO:  
(Preferred Method)  
[homeimprovements@landmarklimited.net](mailto:homeimprovements@landmarklimited.net) or mail to:  
McKinley Village Community Association  
C/O Landmark Limited Group of Companies, Inc.  
1731 E. Roseville Pkwy. Suite 100  
Roseville, CA 95661

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### Architectural Control Committee

For Association Use Only:      Approved      Not Approved      Conditionally Approved

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_