



---

**Anatolia Units 1, 2 and 4 Master Association**

## **ARCHITECTURAL RULES AND PROCEDURES**

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

**11828 Chrysanthy Blvd. Rancho Cordova, CA 95742  
(916) 294-0026 - [www.anatoliahoa.org](http://www.anatoliahoa.org)**

Initially Adopted 12.15.04

# Table of Contents

A. Introduction.....	4
B. Submission of Plans for ACC Review.....	5
C. Architectural Control Committee Meetings.....	6
D. Proceeding With Approved Work .....	6
E. Architectural Appeal Procedure Policy .....	7
F. Architectural Specifications	
1. Landscape Overview.....	9
2. Minimum Setbacks .....	9
3. Construction Activities .....	9
4. Side Yard Landscaping .....	9
5. Renovation (Water Conservation, Xeriscape, Remodel).....	12
6. Planting Rules .....	13
7. Plant Material.....	14
8. Tree /Shrubs/Grasses/Ground Cover/Turf Palettes.....	15
9. Prohibited Plant Palates Tree Palettes.....	15
10. Tree Rules .....	16
11. Artificial Turf.....	16
12. Landscape Attachments and Hoses.....	17
13. Landscape Lighting.....	17
14. Boulders .....	17
15. Potted Plants, Statuary, Benches, Fountains, Figurines, Etc. .	17
16. Rear Yard.....	18
17. Satellite Dishes and Antennas.....	18
18. Painting .....	19
19. Fencing.....	19
20. Balconies.....	19
21. Homesite Siding.....	19
22. Driveway Repair/Replacement .....	20
23. Roof Replacements .....	20
24. Room Addition/Elevation Alteration.....	21
25. Play Structure.....	21
26. Garage Door Replacements .....	22
27. Screen Doors.....	22
28. Front Doors .....	22
29. Electric Charging Stations .....	22
30. Retractable Awnings/Sunshades .....	22
31. Patio Shade Structures .....	22
32. Exterior Home Lighting .....	23
33. Video Surveillance Camera .....	23
34. Flood Light Fixtures with Motion Detectors .....	23
35. Café String Lights.....	23
36. Address Plaques .....	24
37. Window Films.....	24

38. Window Replacements .....	24
39. Structures For Animals .....	24
40. Glossary .....	25

# Architectural Rules

## A. INTRODUCTION

The purpose of the Anatolia Architectural Rules (Rules) is to give Homeowners a framework of expectations when performing any improvements, modifications (temporary or otherwise), or replacements to their Homesite. It also gives the Architectural Control Committee (referred to in this document as “ACC”) a basis for their decision in the plan-review process (later described in this document). These Rules will assist in ensuring a smooth process for your own plans and shall act as a framework for maintaining of an exemplary residential community that reflects the high-quality changes, repairs/upgrades, and landscape standards. Please review the Rules before submitting an application.

The Anatolia ACC was created to oversee the review and approval process for all modifications or improvements to the home or homesite. **The objective of the ACC is to keep the Anatolia Community looking the way it was intended in an effort to maintain and increase property values.**

The ACC has been established, in part, to review the plans submitted by a Homeowner, and has the authority to approve or disapprove the plans. The ACC will use the Architectural Rules for the purpose of review; however, special circumstances may exist which preclude certain individual residences from complying with all guideline requirements. In such cases, the design will be reviewed on a case-by-case basis and will achieve the goals of the rules to the greatest reasonable extent as determined by the Committee. While the Committee has attempted to include as much information as is necessary to obtain their approval, **the Committee reserves the right to not approve an application that substantially complies with these Rules if in their judgment the improvements will not be in harmony with the development.**

Any architectural application shall be made prior to submission to the City of Rancho Cordova, for the City's review and approval, if required. Approval from the ACC does not imply approval from the City of Rancho Cordova. Each Owner shall be responsible for obtaining all necessary approvals or permits from applicable governmental entities or agencies and shall comply with all laws, codes and regulations concerning the construction of any such modification.

Prior to the application submittal, the Owner is encouraged to discuss the proposed improvements with all affected neighbors and obtain "acknowledgement" on the application form.

The Anatolia Conditions, Covenants and Restrictions (CC&Rs), authorizes the formation of an ACC which shall have the duty to consider and act upon such proposals or plans submitted to it pursuant to the terms of the CC&Rs and to carry out all other duties imposed upon them by the CC&Rs.

The CC&Rs provides that no alterations, modifications, additions, or other improvements including fences, walls, structures of any kind, awnings, screens, etc. may be made to the exteriors of residences and/or Homesites without **first** obtaining architectural approval in accordance with the provisions of

the CC&Rs and subject to the approval of the City of Rancho Cordova.

## **B. SUBMISSION OF PLANS FOR ACC REVIEW**

The "Architectural Rules" have been adopted by the Board of Directors and apply to the submission of plans for approval by the ACC. These Rules contain minimum standards and any plans submitted which do not meet or exceed these standards shall not be approved.

1. All plans, specifications and any work thereunder must conform to the requirements of the CC&Rs or these Rules, whichever is more restrictive. In the event of a conflict between these Rules and the CC&Rs, the more restrictive shall apply.
2. It is not the obligation of the ACC to determine if plans, specifications, or any work thereunder comply with any governmental law, ordinance, or regulation, including but not limited to applicable laws regarding building permits, building codes and standard or safety regulations. The ACC may make suggestions that may apply to any project to aid Homeowners in successfully completing work. All applicants must comply with applicable laws, ordinances, and regulations, in addition to the CC&Rs and these Rules.
3. The ACC shall have no responsibility to determine the structural or drainage adequacy of any plans submitted for approval.
4. Plans shall be drawn at a minimum of 8.5"x11" sheet size and shall show location, color and dimensions of existing structures, driveways, sidewalks and fences, as well as location, setbacks, color and dimensions of proposed additions and/or improvements, including but not limited to patios, patio covers, water features, visible landscaping areas, walls and fences, gazebos, screens, structures of any kind, sports apparatus, play structures, balconies, spas and pools, etc. Plans shall be accompanied by an application, photos, and a description and/or sample of all materials and colors proposed to be used and an estimated completion date.
5. If there is a view of importance or obstruction to any Homeowner, it should be noted.
6. The ACC may request any additional information, plans and details as it reasonably sees fit to adequately review the request for approval.
7. Homeowners are encouraged to follow the submission suggestions included as an attachment to the Architectural Application.
8. Homeowners are also encouraged to contact the Association office for assistance with submitting an application.
9. Within forty-five (45) days of receipt of plans for approval which comply with the above Rules, the ACC shall review the plans (as set forth under "Architectural Control Committee Meetings" below) and shall grant written approval, written denial, or a written request for additional information or clarification of information submitted. Any plans submitted which do not comply with these rules may be rejected by the ACC. Such rejection shall be accompanied by a statement of what deficiencies must be corrected prior to a resubmittal and formal review by the ACC.
10. Plans must be submitted showing the Homeowner's name, address, telephone number, and Homeowner's signature, to signify understanding and compliance of the above requirements:

Anatolia Units 1, 2 & 4 Master Association  
11828 Chrysanthy Blvd  
Rancho Cordova, CA 95742

## **C. ARCHITECTURAL CONTROL COMMITTEE MEETINGS**

The ACC shall meet as necessary to properly perform its duties. The ACC can convene by telephone if necessary. Notice of meetings shall not be in writing and may be given by telephone. Meetings shall be held not more than thirty days after receipt of a plan submittal.

The ACC shall keep records including copies of its Rules, Rules and Procedures, plan approvals and/or rejections, and copies of correspondence to Homeowners and others.

In reviewing plans, the ACC may, but is not obligated to, have the plans reviewed by and consider the opinions of professional consultants and others including those who are not Members of the Association.

The ACC members will review the plans and either grant approval in entirety, disapproval in entirety, or request additional information. Management shall notify the Homeowner in writing of the action taken by the ACC.

Any member of the ACC, or any consultant retained by the ACC who has an ownership or financial interest in the property for which an application is being processed, or is legally related to the applicant, must disqualify himself or herself from participating in the architectural review process of that application.

Approval of any plan by the ACC does not waive the necessity of obtaining City permits which may be required. If ACC approval is obtained and modifications to the plans are required by the City or other authority, such modification to the plans must be reviewed and approved by the ACC pursuant to procedures set forth in these Rules, prior to the start of any work.

## **D. PROCEEDING WITH APPROVED WORK**

Upon receipt of approval from the ACC, the Owner shall begin and complete work **within one (1) year** from the date of approval or approval given shall be deemed revoked. Homeowner is required to notify the Association of the completed work once it is completed. The owner can request an extension if the owner submits a written request with justification for the delay and timeline for when the work can be expected to be complete.

## **E. ARCHITECTURAL APPEAL PROCEDURE POLICY**

The Board of Directors adopted an Architectural Appeal Policy on February 18, 2021. The Policy is as follows:

### **RECITALS**

The ACC for the Anatolia Units 1, 2, and 4 Master Association (Anatolia), is tasked with the responsibility to review and make decisions regarding architectural applications submitted by Owners within the Anatolia development.

Decisions of the ACC are made in compliance with state law, the *Master Declaration of Covenants, Condition, and Restrictions*, as amended (the Anatolia CC&Rs), *Anatolia Architectural Rules*, and *Anatolia Rules, and Regulations*. Ideally, the plans and interests of Owners will be consistent with the requirements for architectural approval; however, an Owner may appeal a decision of the ACC to the Board of Directors (Board), following the ACC's reconsideration of its decision to disapprove an Owner's architectural application.

Section 4765(a)(5) of the California Civil Code provides that if an Owner's proposed architectural application is disapproved, the Owner is entitled to reconsideration by the Board, at a Board meeting that is open to the Members.

The Board has adopted this Architectural Appeal Procedure Policy, whereby an Owner may engage in an appeal process if their architectural application has been disapproved by the ACC.

### **ARCHITECTURAL APPEAL PROCEDURE POLICY**

If an Owner wishes to appeal a disapproved architectural application to the Board, after the ACC has rendered its decision, the following appeal procedures have been designed in an effort to resolve the denial before it is submitted to the Board of Directors.

#### **1. Reconsideration by the ACC.**

- (a) Within 30 days of the date of mailing ACC's decision to disapprove an Owner's architectural application, the Owner applicant may request reconsideration by the ACC by submitting a written request to Anatolia's Management.
- (b) The Owner applicant's written request for reconsideration by the ACC and statement shall include an explanation of the request and reason for reconsideration of their disapproved architectural application. The Owner applicant's written statement shall include applicable pictures and supporting documents to further supplement and accompany the Owner applicant's original disapproved architectural application.
- (c) Anatolia's Management will respond in writing to the Owner applicant, providing by first-class mail, the date, time, and location of the ACC meeting where the ACC will reconsider the Owner applicant's disapproved architectural application. The ACC will be provided the same information via email.

- (d) At the ACC meeting the Owner applicant will be given an opportunity, subject to time limits set by the ACC, to present their position to the ACC regarding the Owner applicant's previously disapproved architectural application. Please note: the intent of this primary step is an attempt to resolve discrepancies before it is elevated to the Board.
- (e) The reconsideration and decision regarding the Owner applicant's appeal will be made by a majority vote of the ACC, at an ACC meeting at which a quorum of the ACC is present.
- (f) The Owner applicant will be notified by Anatolia's Management of the ACC's decision by first-class mail within 15 days of the decision of the ACC.

**2. Appeal to the Board.**

- (a) Within 30 days of the date of mailing [specified in 1(f)] the ACC's decision to reconsider the Owner applicant's disapproved architectural application, the Owner applicant may appeal the ACC's decision to the Board.
- (b) To initiate an appeal to the Board, the Owner applicant shall submit a written request of appeal and statement regarding the appeal to Anatolia's management.
- (c) Anatolia's Management will provide, separately, the Owner applicant and the ACC with the date, time, and place of the Board meeting where the Owner applicant's appeal will be heard.
- (d) The Owner applicant will be given an opportunity to present information and documents to the Board where the appeal will be heard, subject to time limits set by the Board. The Owner applicants are encouraged to provide documents and other written information regarding the disapproved architectural application for the Board's review in advance of the appeal.
- (e) The ACC will also be given the opportunity to present information, discussion points, and documents to the Board in advance of the Board meeting where the appeal will be heard.
- (f) The decision regarding the Owner applicant's appeal will be made by a majority vote of the Board, at the Board meeting at which a quorum of the Board is present, where the appeal will be heard, and that is open to the members. The Board's decision shall be final.
- (g) The Owner applicant will be notified of the Board's decision by Anatolia's Management through first-class mail within 15 days of the Board making its final decision regarding the Owner applicant's appeal of the disapproved architectural application. The same will be sent to the ACC by Anatolia's Management via email.

The Homeowner has the right to submit their appeal directly to the Board. However, this policy is designed



to encourage the Owner to open discussions with the ACC regarding a denial before it reaches the Board of Directors.

## **F. ARCHITECTURAL SPECIFICATIONS**

### **LANDSCAPE OVERVIEW**

The Owner of the premises is responsible for the maintenance, repair and replacement of all landscaping materials and barriers. In addition, property owners are responsible for maintenance of street trees and landscaped areas that may be located between the back of curb and a separated sidewalk adjacent to the front of the parcel, or adjacent to the front and side of the parcel in the case of a corner corner lots.

The goal of these Rules is to create a cohesive streetscape for the various single-family residential developments within each neighborhood. An additional goal is to create a strong connection between the major gateway improvements and residential projects. The elements of the streetscape for these developments can be found in the glossary

### **MINIMUM SETBACKS**

Refer to the City of Rancho Cordova for setback requirements.

### **CONSTRUCTION ACTIVITIES**

Construction activities are permitted in accordance with Codes and Ordinances of the City of Rancho Cordova.

### **SIDE YARD LANDSCAPING**

These side yard landscaping requirements apply only to side yards adjacent to the public street on the public side of the perimeter fence, with the exception of xeriscape (see xeriscape guidelines)

Side yard area shall be incorporated into the front turf area where possible. The turf area should continue along the side yard and connect to the adjacent homesite. The turf area should be an average of 5' wide and run adjacent to the sidewalk. A planter area shall run adjacent to the fence and be an average width of 5 feet for a total of 10 feet from sidewalk to fence.

Each side yard should have the following minimum plantings:

#### **Ground cover to turf:**

- Maximize turf.
- Maintain minimum ground cover shrub area adjacent to house and side yard fence.

#### **Accent Trees**

All trees and shrubs shall be compatible with the size of the yard. Considerations shall be made for tree development (size of tree and root structure at maturity).

**Decorative Bark**

Required in all bare-ground areas maximum size ¾". Red and brown bark is permitted. Black bark is not permitted.

**River Rock**

Round, oval, varying sizes. Minimum 3/4", color blends of gray, brown, tans. All one color/white is not allowed.

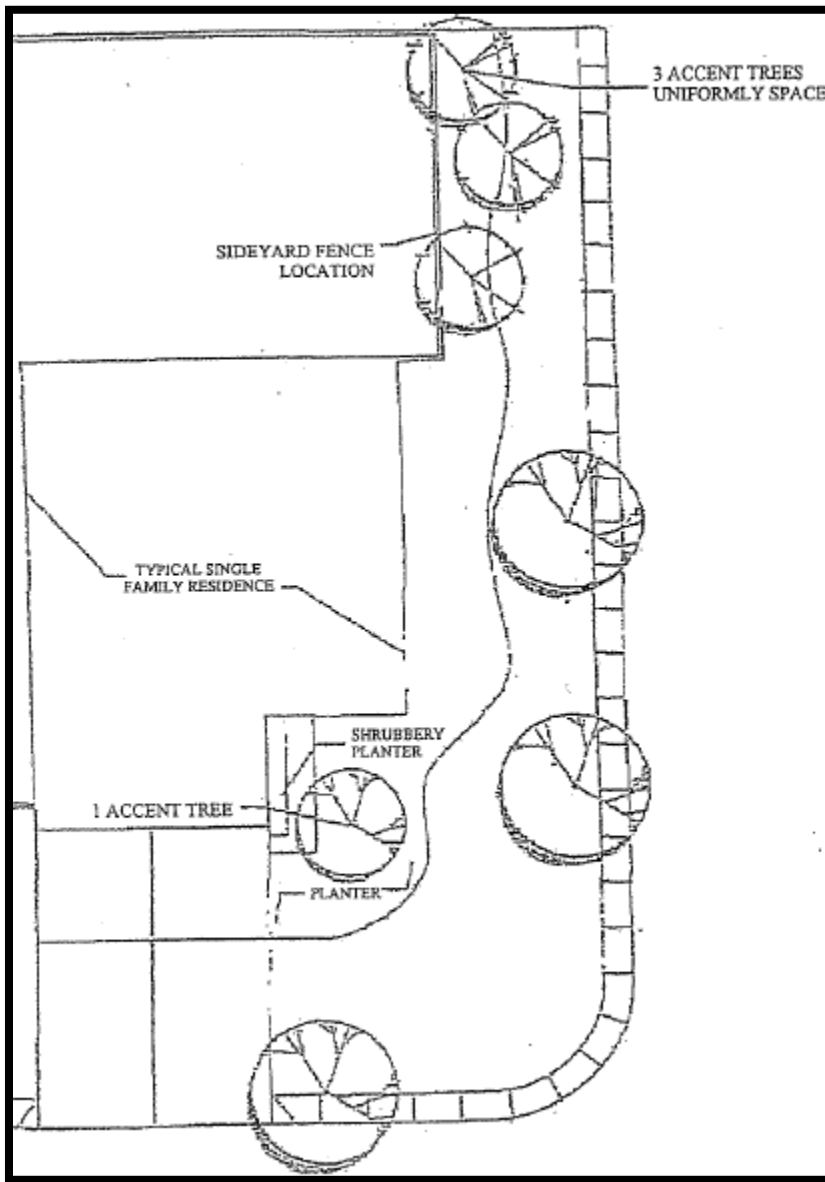


Figure S4: Side Yard Layout

The street side yard landscaping shall include a five (5) foot wide strip of grass adjacent to the sidewalk

extending to the rear property line with shrubs and groundcover adjacent to the fence for any remaining area; or groundcover if suitable xeriscape plan has been approved.

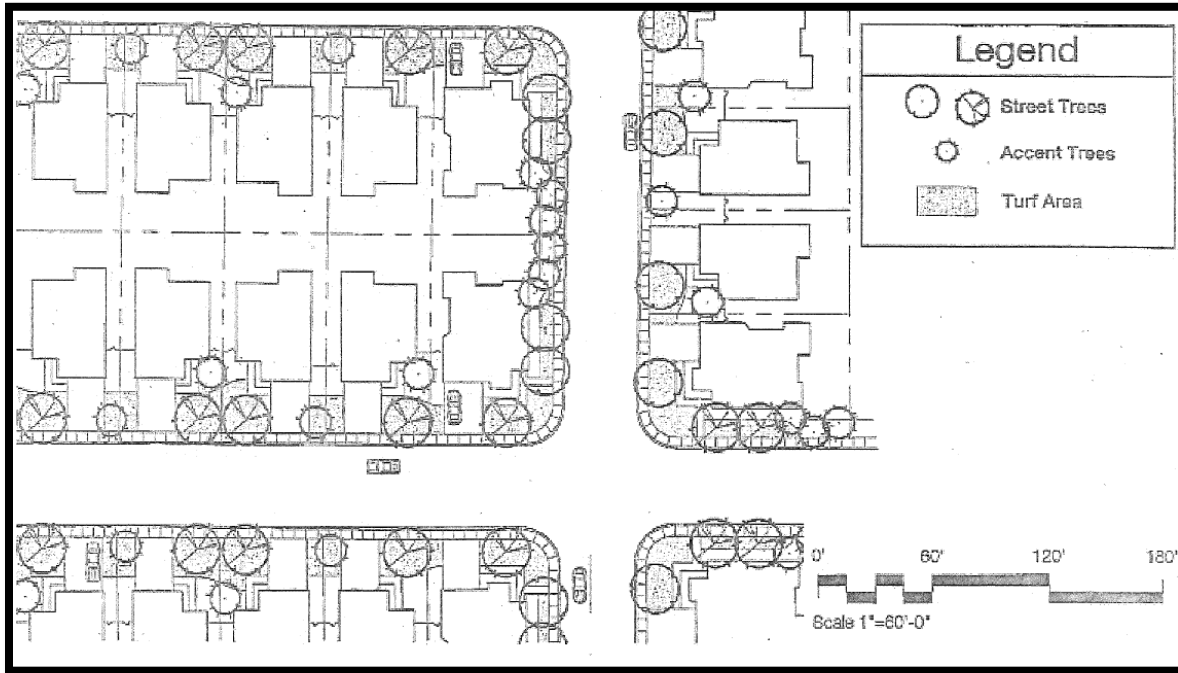


Figure S1: Streetscape Example

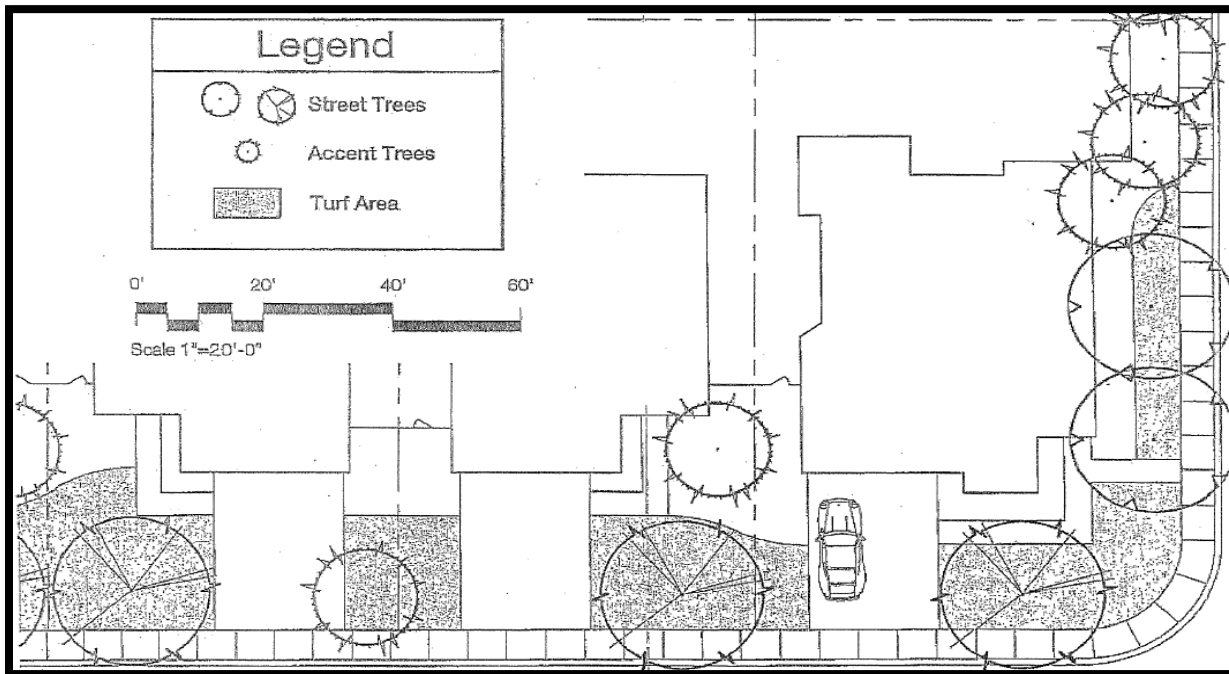


Figure S2: Front Yard Planting Example

## LANDSCAPE RENOVATION (WATER CONSERVATION, XERISCAPE, REMODEL)

Before any landscape design changes may be made to any portion of the ground surface of a Homeowner's lot that is visible from the common area or street (referred to as "front and/or side yard"), the lot owner is required to:

1. Bear all costs associated with the landscaping design, the preparation of plans and specifications for the architectural review process.
2. Accept responsibility that all conditions of the Architectural Application review process, Association CC&Rs and other policies and procedures are met.

### Design Overview

1. Design renovation plans are expected to present an aesthetically arranged plant layout, layered in a fashion that creates an inviting flow from sidewalk to the end of the turf area to be replaced and ideally include modulations of ground elevation to mimic nature and remain as a harmonious transition between adjoining properties.
2. Design renovation plans are expected to take into consideration on-going and long-term maintenance requirements of the Homeowner.
3. Drought tolerant planting or other materials desired may be considered but must be approved in the plan submittal.
4. Owner is responsible for submittal of a plan that adheres to the stated items within this guideline. The design plan shall be drawn at a minimum of 8.5"x11" sheet size and shall include the following:
  - North arrow
  - Scale of reference
  - Existing items to remain
  - Existing items to be removed
  - Plant list showing groupings of plants from plant categories
  - Location of existing irrigation connection and note stating how that existing irrigation will be converted to drip.

### Plant Placement – Layout & Grouping

1. Groundcover is to be spaced to allow for proper plant growth and coverage.
2. Medium accent plantings are to be spaced to allow for plants to be seen as a massing of color and texture in the space.
3. Medium color or focal point shrubs are to be located to provide a visual point of interest within the space (example-on mounds or at ends of corners of walks).
4. In unique situations where there is minimal distance between the sidewalk and the fence/ house fewer categories of plant materials can be used. Ground Cover or Turf must be used adjacent to walks, driveways and/or sidewalks.
5. In situations where an existing turf yard is adjacent to a low water usage yard, ground cover, such as small shrubs and/or ornamental grasses must be used in the area neighboring the two yards. The purpose is to "soften" the border between the turf and low water usage yard.
6. In locations where large tree surface roots are present or "stair-step" of plantings are not feasible, a combination of small shrubs and/or groundcovers shall be proposed.

### Excavation to Receive Bark or Plant Materials

1. Lawn areas to be replaced with water conserving plantings shall be excavated to a depth to allow a minimum of 3” of bark to be installed.
2. Removal of tree roots will be required in locations where a tree has previously been removed for proper installation of planting materials and for on-going maintenance requirements.
3. Excavation of lawn areas must be performed with care shall not damage existing tree roots or interfere with the structure of existing trees to remain.
4. Finish grade of planter shall provide a smooth contour free of lumps, rocks larger than 1" diameter, debris, or undulations.
5. Finish grade of 3” bark layer shall be 1/2” below existing hardscape for containment.

Edging Material (Mow Strip)

1. Landscape Edging shall consist of laminated 1" x 4" size redwood bender board or other flexible materials (ex. Steel edging or recycled plastic of same size and quality) and shall be installed with landscape stakes and deck screws to secure in place.
2. Landscape edging shall be placed to contain bark between different landscape types (sod/bark areas) and to separate yards where improvements are made adjacent to yards where improvements are not made.
3. Scalloped edge concrete material and wall blocks are not permitted.

Accent Mounds and Swales

1. Cobble swales (commonly referred to as a “dry creek”) shall be designed with a minimum of 2” to a maximum of 8” diameter rock as an accent feature within the landscape to flow in a natural, meandering form that may vary in width, depending on the lot type/size.
2. Cobble swales are to be located away from the base of existing trees. Any excavation must not materially impact tree roots.
3. Accent mounds with boulders may be in front yards, placed in natural formations a minimum of 24” away from houses, hardscape limits or existing trees or plant material.
4. Proposed mound locations are not to conflict with existing trees.

**Notes: *The ACC reserves the right to make decisions on architectural application items not specifically addressed in this document, or in other landscape information documents.***

**PLANTING RULES**

Minimum Planting Standards

1. The goal of these Rules is for each home to be fully landscaped and maintained. What constitutes being fully “landscaped” will vary with the size of the lot, the terrain and the naturally occurring trees, etc. When submitting your plan, show your entire property on your plan and show how you propose to improve it. The ACC will encourage the use of plant material to soften the appearance of the building, fences, retaining walls and other hardscape. It is not acceptable to use only hardscape without landscape plantings.
2. Positive drainage must be considered to assure that water does not drain towards the foundation or into a neighbor’s yard.
3. In addition to the street trees, each front yard shall have the following minimum plantings:
  - a. Accent Trees: Minimum of 1 per every 5 feet of planting area in the front yard.

- b. Accent Shrubs: Minimum of 1 per every 5 feet of planting area in the front yard.
- c. Ground Cover
- d. Turf: Options specified later in this document.
- e. Decorative Bark: specifications outlined further in this document.
- f. Xeriscape – see guidelines set forth in the Xeriscape section.
- g. A City of Rancho Cordova permit is required to remove a tree, and leaving a stump is a City Code violation

### Planting Setbacks and Layout

1. Trees, shrubs, and ground covers shall be spaced to provide substantial cover but adequate room at mature growth. Install all trees a minimum of five (5) feet from any fence, hardscape, or perimeter wall. Fruit trees shall be planted so that their branches do not grow beyond the fence at maturity if left un-pruned. Shrubs and accent trees shall be planted far enough from the fence to allow for normal growth without damage to the fence (typically ½ the expected diameter at mature growth).
2. Do not create hedgerows of tall shrubs or trees along property lines accentuating the fence line. If privacy breaks are desired, move the hedge away from the property line or stagger the plantings and the type of plants to create variety and interest.
3. Design the turf layout for ease of irrigation. Minimize irregular shapes. Do not use turf in sections less than eight feet across.

### **PLANT MATERIAL**

Plants used in conformance with the provisions of this document shall be of good quality, and capable of withstanding the extremes of individual site microclimates. This is particularly important for extreme shade and extreme sun conditions. See acceptable plant list below.

1. Overall growth rate, height, width, and form must be well considered when selecting plants adjacent to windows and eaves.
2. Size and density of plants both at the time of planting and at maturity, are additional criteria which shall be considered by the ACC when approving plans.
3. Landscaped areas shall be maximized and balanced throughout the site.
4. All landscaping shown on the plans approved by the ACC shall be continually maintained in a healthy and weed-free condition.
5. Tree and shrub planting should be grouped together to create strong accent points within site plans unless circumstances dictate otherwise.
6. Vines may not be grown on the fence or on the house.

### Ground Material Not Permitted

1. Bare soil
2. Artificially colored rock and/or rainbow rock (multi-colored)
3. Fine bark mulch such as shredded bark and/or “Gorilla Hair”
4. White/off-white rock/cobble
5. Lave rock (any color)

**The ACC shall exercise their discretion on consideration of products not aforementioned.**

## **TREE/SHRUB/GRASSES/GROUNDCOVER/TURF PALATES**

Please contact the Association office if you needed assistance with suggested options.

## **PROHIBITED TREE, PLANT, SHRUBS, AND GROUNDCOVER PALETTES**

The following plants are prohibited, unless expressly approved by the ACC. These prohibited plants are inconsistent with the major planting themes, and/or display undesirable growth characteristics. Some are not allowed in the landscape or in pots where visible from the street or adjacent property. Plants not specifically included on this prohibited list will also be prohibited if, in the judgment of the ACC, they exhibit objectionable traits similar to the prohibited plants, depending on species, location and quantity proposed.

Silk or artificial plants are not an approved plant material in pots or in the landscape where visible from the street, open space trails or adjacent property.

### **Prohibited Trees**

#### **BOTANICAL NAME**

Abies  
Acacia sp.  
Ailanthus Altissima  
Albizzia Julibrissin  
Calocedrus Decurrens  
Catalpa sp.  
Cedrus sp.  
Cinnamomum Camphora  
Cordyline sp.  
Cupressus sp.  
Discksonia Anatarctica

#### **COMMON NAME**

Fir  
Acacia / Thornetree / Wattle  
Tree of Heaven / Ailanthus  
Silk Tree  
Incense Cedar  
Indian Bean Tree / Catalpa  
Cedar  
Camphor  
Dracaena Palm  
Cypress  
Australian Tree Fern

### **Prohibited Trees (continued)**

#### **BOTANICAL NAME**

Eucalyptus  
Geijera Parviflora  
Metasequoia Glyptostrobooides  
Morus Alba  
Picea sp.  
Populus sp.  
Robinia Ambigua  
Robinia Pseudoacacia  
Salix sp.  
Sapium Sebiferum  
Schinus sp.  
Tamarix Aphylla

#### **COMMON NAME**

Eucalyptus  
Australian Willow / Dogwood  
Dawn Redwood  
White Mulberry  
Spruce  
Poplar / Cottonwood / Aspen  
Purple Robe Locust  
Black Locust  
Willow  
Chinese Tallow  
Pepper Tree  
Athel Tree / Saltcedar

## **Prohibited Shrubs and Ground Cover**

### **BOTANICAL NAME**

Adenostoma Fasciculatum  
Artemisia Californica  
Bambusa sp.  
Cactaceae  
Centeranthus Ruber  
Convolvulus  
Cortaderia sp.  
Cytisus sp. / Genista sp.  
Hedera sp.  
Equisetum  
Lonicera Japonica (Halliana)  
Miscanthus sp.  
Nassellas sp.  
Pennisetum Setaceum  
Phyllostachys sp.  
Spartium Janceum

### **COMMON NAME**

Chamise / Greasewood  
California Sagebrush  
Bamboo (Clumping)  
Cactus  
Red Valerian / Jupiter's Beard  
Morning Glory  
Pampas Grass  
Broom  
Ivy  
Horsetail  
Halls Honeysuckle  
Silver Grass  
Needle Grass  
Fountain Grass  
Bamboo (Running)  
Spanish / Weaver's Broom

## **TREE RULES**

1. Tree topping is not permitted. Tree topping is the practice of removing whole tops of trees or large branches and/or trunks from the tops of trees, leaving stubs or lateral branches that are too small to assume the role of a terminal leader. Other common names for the practice include hat-racking, heading, rounding over, and tipping.
2. All trees shall be placed in logical and aesthetically pleasing locations. All street trees shall be located at 6' from the back of walk and shall be coordinated with streetlights, utility boxes and driveways.

## **ARTIFICIAL TURF**

1. The installation of artificial turf by a Homeowner that will be visible from common area (otherwise referred to as "front and/or side yard") requires written architectural approval of materials, installation specifications and location prior to installation.
2. Homeowner must submit a 12" square sample of the proposed artificial turf along with a manufacturer's brochure and warranty information.
3. Proposed turf shall meet the following minimum requirements: 1.75" pile height, have natural colored thatch, and contain a face weight of at least 50 ounces per square yard.
4. Proper subgrade preparation which meets the manufacturer's specification is required. Turf must be properly secured to prevent movement, with no visible seams. Include a finished edge of header board or concrete edging to hide any exposed material edges. Incorporate edging or other materials in the landscape design plan to provide a 3' buffer between any adjoining property to present a harmonious lot-to-lot.
5. Artificial turf is to be maintained regularly by removing foreign matter from the surface through washing, raking, or blowing. Artificial turf is to be repaired or replaced if it becomes



worn, faded or in need of repairs. Re-apply infill material on a regular basis as recommended by the manufacturer.

### **LANDSCAPE ATTACHMENTS AND HOSES**

1. Other than temporary holiday decorations, no items shall be hung from, constructed in or attached to trees where visible from an adjacent street, lot, such as signs, flood lights, flags, lanterns, tree swings, ropes, tree forts, etc.
2. Garden hoses shall generally be stored behind side yard fences. If in the front yard, hoses shall be stored (or rolled up) in an aesthetically pleasing manner.

### **LANDSCAPE LIGHTING**

Low voltage landscape lighting may be allowed subject to the following criteria:

1. Light fixtures are to have a maximum height of 18-inches. Material color of the fixtures is to be dark anodized or earth tone and non-reflective.
2. Lights must be installed in the shrub-bed, not in the lawn. Locate path lights along the edge of the shrub-bed to illuminate walkway.
3. Minimal up lighting on plant material is allowed. Up lighting is not allowed to reflect on the home, fence, walls, or shine off the lot.
4. Landscape lighting fixtures shall be low voltage with a maximum wattage of 25-watt incandescent/ 9-watt LED. Installation shall appear professional, with the cable property buried and the controller out of site from the street.

### **BOULDERS**

Landscape boulders in the front yard must be approved by the ACC before installation and must meet the following criteria:

1. If visible from common areas including streets and trails, boulders must be locally native to the area and in colors of tans, rusts, browns, gold, and gray. Boulder colors in green, blue or white are not acceptable.
2. Boulders must be buried 1/3 to 1/2 to appear natural.
3. Boulders are to be set back a minimum of 2-feet from street improvements including sidewalks.
4. Locate boulders so there is substantial plant material between the boulder and the street, to soften the appearance from the street.

### **POTTED PLANTS, STATUARY, BENCHES, FOUNTAINS, FIGURINES, ETC.**

1. The item is limited to a maximum height or dimension of 36", unless not visible from the street or adjacent property.
2. Potted vegetation may only be used in accompaniment of existing plant material and shall not serve as a replacement of plant material.
3. Item/s may not be placed on a fence or courtyard wall, sill, or ledge, or in the landscape that is on the turf or xeriscape.
4. Pots may be placed in a private courtyard if they cannot be seen from the Common Area.
5. Collectively, all items are limited to no more than 4 pieces.

6. All pots shall match in design, tone, and theme.
7. No hanging pots are not permitted.

## **REAR YARD**

1. Backyard landscaping plans need only to show any structures (i.e. patio covers, pools/spas, water features, sheds, play structures, etc.) that will exceed the height of the existing fence **or** are visible from adjoining Homesites or Common Area. Backyard landscape, hardscape (walkways, patios, etc.) and decks which are not visible from the streets or exceed the height of the fence do not need ACC approval.
2. Nothing shall be constructed in the rear yard that exceeds the height of the fence. The exceptions are found in the Play Equipment, Patio Structure, and Shade Structure Rules.

## **SATELLITE DISHES AND ANTENNAS**

Satellite Dishes and standard, or HDTV antennas (herein termed “Permitted Receptors”) may be installed that have a diameter, or diagonal measurement of on meter (39.38 inches), or less. These Permitted Receptors are designed to receive direct broadcast satellite services, video programming via multi-point distribution services, or television broadcast signals. They may be installed on separate interest lots or units, subject to the following restrictions (provided that these restrictions do not unreasonably delay installation, increase expense, or preclude reception of a signal of acceptable quality):

1. Any Permitted Receptor shall be placed in one of the following preferred locations, in the following order:
  - a. in the rear yard below the fence line; or
  - b. at the rear of the house below the roof line.
  - c. located at the rear or side of the residence (except corner Homesites) in the least conspicuous (obvious) location visible from the common areas or public streets.
  - d. on the roof at the rear of the house.
2. If a Permitted Receptor cannot receive an acceptable signal in one of these preferred locations, then it shall be placed in an area which is of least visibility to neighboring lots and common area.
3. If a Permitted Receptor, is visible, or placed above the fence line, the exposed wiring shall be concealed as much as possible. Visible wiring shall be painted to match the background color to blend into its surroundings.
4. The owner of each lot or residential unit shall be responsible, at owner’s sole expense, for maintenance, repair, replacement, or removal of any Permitted Receptor.
5. No other outside mast, tower, pole, antenna, or satellite dish shall be erected, constructed, or maintained within the Anatolia Community development.
6. Do not run wires over rain gutters or across roof of house.
7. All wiring shall be painted to match the exterior of the residence, including the dish.

## **PAINTING**

1. Color components are made up of (1) body, (2) fascia, (3) trim/garage door, and (4) front

door/shutters. Each color of the paint plan shall represent one of the color components noted above.

2. Paint colors for a home painting project shall be minimum of three (3) colors or no more than four (4) colors.
3. Proposed paint colors that are similar or the same to an adjoining home and/or in proximity, are discouraged. The ACC shall have the exclusive right to determine if a proposed house is too similar in color.
4. Repainting the original color and sheen does require approval. The original colors must be presented, and a written approval provided by Management Staff.
5. Color matching to a faded color does not constitute original color.
6. Roof vents, flashings and other roof mounted items must be repainted at this time to match your roof color.
7. If the original color information is not available, but you want to repaint your home the same colors, an application is still required. Submit your proposed paint chip samples with a photo of your home to the ACC for review.
8. To change colors or materials, mark a photo of the front of your home naming where each color will be placed. Provide photos of adjacent homes, along with your desired paint chip samples. Your submittal will be reviewed in comparison to the existing homes on your street.
9. Downspouts shall be painted the house body color unless specifically authorized by the ACC.
10. Gloss is not permitted.

See the Association Management Staff for a copy of suggested paint colors, that represent the color palette of the Anatolia Community, as provided by local Rancho Cordova paint vendors. Paint palettes are also available on the website.

## **FENCING**

All fencing shall replicate the fence originally installed by the Merchant Builder.

Fencing shall be painted/stained with the same color identified throughout the community to maintain consistency throughout the Anatolia Community, or color-matched through a different paint vendor.

## **BALCONIES**

Each balcony project shall be considered on a case-by-case basis.

## **HOMESITE SIDING**

Metal, plastic, and T1-11 siding are not acceptable replacement materials.

## **DRIVEWAY REPAIR/REPLACEMENT**

1. Finish shall match the existing driveway material, style, and finish.

2. No partial section repairs allowed. Any repairs to a section shall require the complete section to be replaced. A “section” is a panel of concrete that is enclosed on all sides by joints, which include the outside edges of the driveway.
3. Panel sizes shall not be smaller than 7 ft. by 7 ft.
4. “Deep” control joints with no expansion joint material are permitted when the entire driveway is replaced.
5. Exception: Columns between garage door bays, which protrude into the driveway, may have an additional control joint(s).

### Driveway Widening

Driveways can be widened for the purpose of getting in and out of the automobiles without stepping onto the landscape area with the following conditions:

1. Existing driveway can be widened by a maximum of 2 feet on each side or 4 feet on one side.
2. Existing concrete must match materials and finish of existing driveway
3. Owner must explain the need (i.e., large vehicle that cannot fit into the garage, more vehicles than garage spaces, etc.)

### Side Yard Access

Side yard access can be considered on a case-by-case basis as shown with the following conditions:

1. Will be considered on a case-by-case basis.
2. Must maintain at least 50% of front area, on this side of driveway (yard dimensions will be needed on request for calculation purposes).
3. Additional concrete must match materials and finish of existing driveway.
4. Additional concrete must be for the purpose of accessing side yard only.
5. No vehicles will be allowed to park in the additional concrete area.
6. No visible changes to fences/gate will be allowed- all hardware must be on the inside of the fence and gate.
7. Additional concrete will not be allowed for home sites with only the minimum 5-foot side yard, as per the City Code of Rancho Cordova.
8. Owner must explain the need.

## **ROOF REPLACEMENTS**

Composition roof coverings are **not allowed** in the Anatolia Community. Concrete tile or equivalent is required.

### General:

1. All sheet metal flashing on fascia’s, gutters, and downspouts shall be painted to blend with the background color. Paint all roof jacks and vents to blend with the roof color. Metal surfaces are to be properly prepared prior to painting. All painting shall be completed within 90 days of

installation, weather permitting.

2. Any homes with their back or side to the streets shall have the trim material continued along the visible side of the house and common area.

#### Gutters:

1. Gutters shall be placed at the top of the fascia to replicate the original look and to preserve gutter effectiveness.
2. Additional trim pieces shall be smooth metal.
3. Installation of gutters and downspouts where none exist shall be included in the application. A drawing showing the location of the new gutters and downspouts shall be attached to the application.
4. If visible from the street or common are, guards must be painted to match the gutter.
5. Not all types of gutter guards will be approved by the ACC because of their arch, texture, or style.

#### **ROOM ADDITION/ELEVATION ALTERATION**

1. Any addition to or change in exterior elevation of a house shall conform to the design and design elements of the existing house, which is being modified. New windows and doors must match the existing windows and doors.
2. Any change in overall height shall not exceed that of any other house within that neighborhood.
3. Structural additions or modifications to the property shall not result in the impairment of a neighbor's enjoyment of their property. When making a decision regarding the application for a rebuild or addition, issues of light, air, and privacy will be considered in the evaluation of the proposed project.

#### **PLAY STRUCTURE**

All play equipment visible above a solid fence or through an open fence must be submitted for approval.

1. A "play structure" is defined as a structure that is built to support and attach play items such as swings, slides, trapeze bar, etc. This equipment shall not be used as an extended living area or patio/deck. All play structures are subject to ACC approval.
2. The height of the play structure shall not exceed 12 feet.
3. Larger setbacks and/or screening may be required for locations highly visible to primary roadways. Setbacks shall be aligned with City Code.
4. The use of trees or other approved plantings to screen the play structure may be required in addition to the above stated requirements. When required, the screening shall be effective immediately at the time of planting.
5. Structure must be maintained, painted or re-sealed periodically. Shade fabric in disrepair must be removed and/or replaced.
6. Follow the setback requirements for Ancillary Structures per City requirements for structures below 6-feet tall and less than 100 square feet.

#### **GARAGE DOOR REPLACEMENTS**

Painting of the door to the original/approved color and completed within 90 days of installation, weather permitting.

### **SCREEN DOORS**

Prior to the installation of any screen door, security door, or storm door, the owner must first submit an application to the ACC for approval. Applications will be reviewed for their aesthetic impact on the architecture of the home.

### **FRONT DOORS**

An architectural application is required for all front door changes.

### **ELECTRIC CHARGING STATIONS**

Private electric vehicle charging stations shall be installed inside the garage, whenever possible. If the installation shall occur outside the garage, submit all details and a plan for the location least visible from the street that reasonably provides the desired service. The charging station and all related conduit and equipment shall be professionally installed, consistent with the approved plan. When visible from the street or adjacent property, paint all equipment to blend with the surroundings. Other screenings may also be required. When visible, homeowner shall submit an application for ACC consideration.

### **RETRACTABLE AWNINGS/SUNSHADES**

Awnings are structures that are permanently attached to a house to provide shade over an area. The following Rules shall apply to all retractable awnings:

1. Retractable awnings are only allowed on the back or side of the house.
2. Only retractable awnings
3. When open, an awning must have a 5-foot setback from neighboring fences
4. Shall be as close as possible in color as the color of the house
5. Mounting height, no greater than ten (10) feet high from the ground level.
6. Patterned awnings are not allowed
7. Framing and awning material must be kept in good repair (material not faded or torn and framing not rusted or with peeling paint).

### **PATIO SHADE STRUCTURES**

This policy pertains to shade structures such as, arbors, sheds, trellises, pergolas, solid patio covers and gazebo structures.

1. Height of any shade structure covered by this policy shall not exceed ten (10) feet.
2. Gazebos may be located on a cement platform if the ten-foot height limit is not exceeded.
3. Shed/freestanding building at least 5' setback and not more than 30% of rear yard
4. Design of shade structures shall maintain the relationship of lines, finishes and colors established by neighborhood design. Column design approval shall be within the discretion of the ACC.

5. Shade structures built of wood other than redwood or cedar shall be painted.
6. The following materials shall NOT be used for the roof (top cover surface):
  - a. Plastic and fiberglass panels.
  - b. Plastic webbing, reed, or straw like materials.

### **EXTERIOR HOME LIGHTING**

1. No exterior yard lighting without adequate and proper shielding shall be installed on any residence or erected in any yard without ACC approval.
2. Equipment may be placed in porches, under eaves and on the side of the house, in such a way that it is unobtrusive. If a house is on a corner lot, equipment may be placed under the eaves.
3. Street-side lights must be consistent with the architectural style of the home and with lights on adjacent homes.
4. All exterior cables and equipment shall be securely attached to the house, concealed as much as possible, and painted to match the structure to which it is attached. Exposed wires shall not be visible on the front of the house.

### **VIDEO SURVEILLANCE CAMERA**

1. Cameras shall be small, such as bullet cameras, mini dome cameras, etc.
2. Shall be installed in unobtrusive locations.
3. Cameras and relevant signage shall be mounted to an architectural feature located on homeowner's property and not a free-standing pole or a tree.
4. All wiring shall be concealed.

### **FLOOD LIGHT FIXTURES WITH MOTION DETECTORS**

1. Flood light bulbs must be recessed inside a casing and shielded so that the light is confined to the lot.
2. Fixtures are to be directed down into the landscape or driveway, not on the home or at any time
3. Motion activated lights may not be triggered by movement beyond the lot line.
4. Bulbs are to be no brighter than the equivalent of a maximum 100 watts incandescent or equivalent wattage LED lights.

### **CAFE' STRING LIGHTS**

1. May be hung across an open rear patio, private courtyard or beneath a rear shade structure, and may be attached to house or shade structure but not be in the front yard of the house.
2. String lights improperly hung or in disrepair are prohibited.

### **ADDRESS PLAQUES**

Owners may only attach one plaque to the front of their home to identify their address numbers. If there

is a change to the plaque, then it must be approved by the ACC. Considerations to be made:

1. The colors of the plaque must be harmonious to the surroundings.
2. House numbers must be sized per emergency services requirements but be no less than 3 inches and no greater than 5 inches in height. Number shall be on one line, either horizontal or vertical as originally intended.
3. It is recommended the address be lit with accent lighting for visibility after dark.
4. Address must be always visible from the street.
5. Do not allow plants to block visibility.
6. No freestanding address plaques on turf or in landscaping.

## **WINDOW FILMS**

1. Submit samples of window film for ACC review.
2. Homeowner shall tint all windows on the same elevation.
3. Reflective window films are not allowed.
4. Tint color must be neutral. Bronze and amber tint will not be allowed.

## **WINDOW REPLACEMENTS**

The intention to maintain the style that is/was intended for the community and/or neighborhood. The consistency of design of all windows (upper and lower) shall be maintained and frames shall match existing color (i.e., white, black, bronze).

1. On a house where a partial window replacement was previously approved, those same approved windows can be used to replace other windows not previously replaced. Proof of previous approval is required. All other conditions of this policy shall apply (i.e., all windows on any elevation must match).
2. All windows on any elevation where a change occurs shall match. An exception would be a window surrounded by brick or stone veneer.
3. The size of the window shall not be changed.
4. Window glass may be replaced with energy efficient glass (Low-E), which is not tinted, in the existing frame.
5. Obscure glass is allowed for privacy in bathroom or front door glass panel window(s) only.

## **STRUCTURES FOR ANIMALS**

No structure for the care, housing or confinement of any animal shall be erected that can be visible from neighboring property unless approved by the ACC.

## **GLOSSARY:**



### **Accent Shrubs**

These shrubs are usually large and bold in character. They show off during one or more seasons with flowers, leaf color, and/or fruit. They usually occupy an important and significant amount of space in the landscape and are a combination of large, medium, and small shrubs as desired to provide color and different layers and elevations. Minimum of 1 per front yard. Minimum size 5 gallon.

### **Accent Trees**

These trees provide the showy flower, and leaf color that provide seasonal interest and a garden appearance. Minimum of 1 per front yard. Minimum size 5 gallon.

### **Curbside Easements**

The strips of land that range between three and 10 feet in width that run between the street and residential properties. The city, county and utility companies have the right to access this area to maintain, repair, widen or build streets, curbs, and sidewalks. Maintenance of this area is the responsibility of the homeowner.

### **Foundation Shrubs**

These shrubs are usually planted at the foundation of buildings and fences. They vary in height, low in front of windows, high in front of fences. Their main purpose is to provide a buffer or transition between other landscape elements and the house.

### **Front Yard Landscape**

This is the contiguous area along the street between the front curb and the face of the houses. The combined front yard landscapes along the streets will reinforce the unified character created by the street trees.

### **Ground Covers**

This important group of plants is usually low growing (6" to 18") and spreading (3' to 12'). Its most significant function is to cover the ground and keep weeds down. In addition, it can add seasonal interest with flower and foliage color. spacing 12 inches on center.

Note: Ground cover does not eliminate weeds entirely and must be maintained to ensure a well-kept landscape.

### **Hardscape**

The man-made features used in landscape architecture, e.g., paths or walls, as contrasted with vegetation.

### **Mow Strip**

Sometimes known as an edging strip. A narrow row of man-made material separating a planting bed from a lawn.

### **Mulch/Bark**

Material (such as bark) spread around or over a plant and/or planter bed to enrich or insulate the soil and enhance the aesthetics of the yard.

**Planter/Planter Beds**

A plot of land used for the cultivation of flowers and/or an arrangement of living plant material. Typically located in an area that is designated to act as a “buffer” between the home and the rest of the front yard.

**Side Yard Landscape**

This is the combination of right of way and adjacent private property. The importance of this area is often over-looked in single family residential development, with the result being narrow weed patches between the sidewalk and the adjacent private fence.

**Street Trees**

Street trees perform several functions in the residential landscape. They provide shade for parked cars and pedestrians, they provide shade for homes, they create a cathedral like space out of what would otherwise be a two-dimensional piece of asphalt, they unify the landscape, and they are the thread that sews the individual streets into a neighborhood.

**Turf**

Turf will provide the most significant, immediate impact to the streetscape. The use of sod provides instant mature lawn, and when used in sufficient quantity, it provides a continuous green carpet that highlights the architecture of the houses.

**End Glossary**