

TERRA MAR HOMEOWNER'S ASSOCIATION

ARCHITECTURAL IMPROVEMENT REQUEST

In accordance with the Terra Mar CC&R's and R&R's, the following improvements must be approved by the Terra Mar Architectural Review Committee prior to installation:

1. Any structural alteration or improvement noted below.
 - a. Exterior Building Modifications
 - b. Drainage Alteration
 - c. Fences and Walls
 - d. Painting or Refurbishing
 - e. Structure - patio cover, pools, oversized/non-standard play equipment
 - f. Antenna(s)
2. Landscape improvements must be submitted for approval if:
 - a. the softscape (planting) improvements will be more than a 10% change from the original design
 - b. if any hardscape (anything other than plants) is involved, including but not limited to:
 - i. Front Patios
 - ii. Walkways
 - iii. Lattice Additions
 - iv. Permanent Decorative Planters and/or Borders
 - v. Use of Decorative Rock for more than 50% of yard
3. Graveling or cementing entire front yard areas is prohibited
4. Approval is not required for installation of BBQ's or standard playsets.
5. Homeowner must provide Neighbor Impact Approval statement if applicable.
6. The Association's approval of improvement plans does not waive the need for the Homeowner to obtain any required City permits. Obtaining City permits for improvements prior to Association approval does not require the Committee to approve/disapprove the proposed improvements.

The following information is needed in order to forward your plans to the Architectural Review Committee:

STRUCTURAL

- i. Completed Application
- ii. Three (3) sets of plans showing:
 1. Lot, house, and existing improvements
 2. Location of proposed improvements
 3. Elevation diagram where applicable
 4. Structural calculations as required
- iii. Specifications of the improvements
- iv. Materials/color used as final finish for all architectural finishes

LANDSCAPE

- v. Completed Application
- vi. Three (3) sets of plans showing:
 1. Lot, house, and existing improvements
 2. Location of plant material
 3. Irrigation and drainage
- vii. Plant name and maximum height at maturity
- viii. The Homeowner is responsible for ensuring that plants are not invasive (neighboring landscaping and/or common area landscaping) and will not become a nuisance.

Please refer to the Terra Mar Rules & Regulations for information on the review process.

TERRA MAR HOMEOWNER'S ASSOCIATION

ARCHITECTURAL IMPROVEMENT REQUEST

Owner's Name _____ Date _____

Address _____ Phone _____

Anticipated Start Date _____ Anticipated Completion Date _____

Type of Improvement: Structural Landscape

Written description of proposed improvements, including type of materials, dimensions, color, etc. (use back of form for additional description, attach brochures/drawings if any):

I agree to complete all improvements and maintain my lot in accordance with the design regulations and conditions of approval as specified in the Terra Mar Rules & Regulations and CC&R's.

I understand that the review process may take up to thirty (30) days (or more if more information is required) and that the Committee is not responsible for delays to my project if I schedule work prior to approval.

Owner _____ Date _____

COMMITTEE USE ONLY:

Date Received _____

Additional conditions of approval or reasons for disapproval: _____

Date Approved/Disapproved (circle one) _____

By: _____

By: _____

By: _____

Terra Mar Homeowners Association

Notice of Approval of Rule Change

with regard to
the approved color schemes for the Terra Mar HOA Homes

Rule Change Effective as of July 21, 2004
and amended on October 22, 2008

September 22, 2009

Dear Terra Mar Owner;

The Board of Directors would like to inform you of an impending rule change in accordance with civ code 1357.100. with regard to the color schemes for individual homes throughout the development was approved and became effective immediately thereafter at its Board meeting of July 21, 2004. (Note: An additional color scheme was approved on October 22, 2008 which brings the approved color schemes for Via Baldona and Via Alicia to four.)

Please attach the enclosed rule change to your rules and regulations for future reference. Also, be reminded that Architectural Request forms will still have to be approved by the Board in the event you do decide to use the new approved color scheme for your home.

Sincerely,

Terra Mar HOA Board of Directors

Article VII “Architectural Control”, Section 10 “Home Painting Policy”, now reads as follows:

10. Home Painting Policy:

- a. Homes on Via Bernardo and Via Alicia are designed as a Mediterranean style. The style of the home may not be changed. The house may be painted in their original color white and may also be painted in accordance with the additionally approved color schemes listed under subparagraph ‘e’ as long as the newly chosen color is not the same as any newly painted houses immediate to the left or right of it. Garages should be painted in the same wall/trim combination of the house or as per newly approved additional schemes defined under subparagraph ‘e’ below. Adjacent homes may not use the same color scheme.
- b. Homes on Via Baldona, Via Colina, and Via Silva are designed in several architectural styles and numerous wall/trim color combinations. The style of the home may not be changed. The house may be painted using any of the original wall/trim color combinations as long as it is not the same as the houses immediate to the left or right. Garages should be painted in the same wall/trim combination of the house or as per newly approved additional schemes defined under subparagraph ‘e’ below.
- c. Front doors may be painted in a color which expresses the individuality of the home based on the following guidelines:
 - ACCEPTABLE COLORS: include Country Blue, Brick Red, Forest Green, Sunny Yellow, etc.
 - UNACCEPTABLE COLORS: include Hot Pink, Fluorescent Orange, Lime Green etc.
- d. All plans for exterior modifications such as mentioned above must be submitted to the Architectural Control Committee for approval prior to starting work.
- e. The following Terra Mar Color Schemes from the Dunn Edwards Collection have been approved in addition to existing schemes may be applied in accordance with paragraphs a through d above:

Tuscan

Color 1: Adobe - Main Stucco >Dunn Edwards color # SP 41<

Color 2: Swiss Coffee - Popouts & Garage door >Dunn Edwards color # SP 836<

Color 3: Bronze Nude - Front door, metal details, misc. trim >check Dunn Edwards <

Stone: Hillstone (Verona) If owner wishes to add stonework design, concept must be presented and accepted by the Board before installation.

Fairway

Color 1: Pearl White - Main Stucco >Dunn Edwards color # SP 70<

Color 2: Shaggy Barked - Popouts & Garage door >Dunn Edwards color # SP 2630<

Color 3: Sierra Vista - Front door, metal details, misc. trim >Dunn Edwards color # SP 2620<

Stone: Mountain Ledge (Sierra) If owner wishes to add stonework design, concept must be presented and accepted by the Board before installation.

Veranda

Color 1: Sahara - Main Stucco >*Dunn Edwards* color # **SP 513**<

Color 2: Navajo White - Popouts & Garage door >*Dunn Edwards* color # **SP 60**<

Color 3: Candle - Front door, metal details, misc. trim

Stone: Rustic Ledge (Sequoia) If owner wishes to add stonework design, concept must be presented and accepted by the Board before installation.

Palm Tree Plaza (Approved October 22, 2008)

Color 1: Soft Gold - Main Stucco > *Fraze* color # **CW022W**<

Color 2: Tomatillo - Popouts & Garage door >*Fraze* color # **AC115N**<

Color 3: Indian Painting - Front door, metal details, misc. trim *Fraze* color # **8283W**<

Terra Mar Homeowners Association

c/o CHAMPS 5731 Palmer Way, Suite B

Carlsbad, CA 92010

(760)603-0501 FAX (760)603-0505

APPLICANT NOTICE TO ADJACENT NEIGHBORS

THIS FORM MUST BE SIGNED BY ADJACENT NEIGHBORS & SUBMITTED WITH YOUR ARCHITECTURAL REQUEST FORM

Date: _____

TO: _____

Re: Architectural Committee Submission

Dear Neighbor:

This letter is to notify you that on _____ (date) I/We will submit plans to the Architectural Committee of the Terra Mar HOA to complete the following improvement (s) on my/our lot located at _____ (address).

Description of Improvements: _____

Very truly yours,

Applicant