

**Capitola Knolls Homeowners Association  
APPROVED AND ADOPTED, April 20, 2013  
GUIDELINES FOR EXTERIOR DECORATIONS**

**These guidelines establish rules for approval of exterior decorations. The purpose of the guidelines is to maintain standards the Board deems necessary to preserve building integrity, appearance and value of the property.**

**All exterior decorations must:**

- 1) Be no more than 144 square inches;**
- 2) Weigh no more than two pounds;**
- 3) Be located within the footprint of the unit; areas include, but are not limited to, eaves, soffits, walls, trim and doors that are fully within the unit's footprint;**
- 4) Up to two (only) decorations that in total meet the size, weight and location guidelines**

Reference the Restated Declaration of Covenants, Conditions and Restrictions of Capitola Knolls Homeowners Association (CC&Rs), recorded June 27, 2001:

CC&Rs, Section 9.01, (c) Architectural Standards and (e) Restrictions, (1), (2), (3):

“(c) Architectural Standards. The Board may from time to time, adopt and promulgate Architectural Standards which may include, among other things, limitations and restrictions regulating the placement, kind, shape, height, materials, species and location of any improvement; a description of the improvements which, if completed in conformity with the Architectural Standards, do not require a recommendation of the Architectural Committee...”

“(e) Restrictions. Except for the Association and its authorized agents, no person, persons, entity or entities shall commit any of the acts set forth below without prior written approval of the Board of Directors hereinafter named:

- (1) Alter, modify, add to, delete or in any other way change any building, fence, patio, balcony, or other structure;
- (2) Install, erect, attach, apply, paste, hinge, screw, nail, build or construct any lighting, shades, screens, awnings, patio covers, decorations, fences, make any changes in or otherwise alter whatsoever, the exterior of any building, fence, balcony or other structure;
- (3) Install, construct or build any sidewalks, slabs, walkways, curbs, gutters, patios, porches, driveways, fences, lighting, decorations, radio or television broadcasting devices or other structures of any kind upon the Common Area.”