

Capitola Knolls Homeowners Association
APPROVED AND ADOPTED 2/15/2022
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) (2) pots can be placed on window sills only if they have a protective saucer underneath to catch water
- 3) Pots cannot weigh no more than two pounds;
- 4) Be located within the footprint of the unit; areas include but are not limited to, eaves, soffits, walls, trims and doors that are fully within the units footprint;
- 5) Up to two (2) decorations that in total meet the size, weight and location requirements
- 6) Only two (2) pots on pavers or porch as long as it is not in any landscaped or common area

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

CC&R's, Article 5, Use Restrictions, Section 5.3 No Alteration of Common Area:

Except as may be authorized by the Board, no person or entity other than the Association or its duly-authorized agents shall (i) construct, reconstruct, refinish, alter, or maintain any improvement upon the Common Area, (ii) make or create any excavation or fill upon the Common Area, (iii) change the natural or existing drainage of the Common Area, or (iv) plant, remove, or destroy any seed, plant material, tree, shrub, or other vegetation upon the Common Area (other than permitted vegetation upon or within Exclusive Use Common Area).

CC&R's, Section 5.4, No Storage in the Common Area:

No Owner shall store, place, keep, operate or maintain any furniture (except customary outdoor furniture), equipment, appliances, or other materials within the Common Area, including Exclusive Use Common Area balconies, patios, or decks.

CC&R's, Section 7.01, Architectural Standards (a), (b), (c), (d) Restrictions:

“(c) Prior architectural approval in accordance with this Article 7 must be obtained before making any exterior addition or change or alteration of any kind within the Project or before removing or moving any wall, floor, or ceiling of a Unit or creating an opening in any wall, floor, or ceiling of a Unit. The foregoing includes but is not necessarily limited to:

(a) installing any screen, skylight, patio cover, tent, awning, screen door, exterior lighting, mast, pole, tower, antenna, receiver, or transmitter to the extent restricted by Section 7.2.15 ("Satellite

Capitola Knolls Homeowners Association

APPROVED AND ADOPTED 2/15/2022

GUIDELINES FOR EXTERIOR DECORATIONS

Dishes and Antennas"), or attaching any of the foregoing to the exterior of any building or fence;.....