

## SECTION IV GENERAL USAGE STANDARDS

### **A. BASKETBALL BACKBOARDS**

This Standard is to stress safety and appearance without curtailing basketball play for the children. Permanent, regulation backboards with a regulation hoop may be affixed to a residence above a driveway or mounted parallel to the driveway. If the backboard is parallel to the side of the driveway, it shall be mounted on a single support strong enough for the purpose intended. The adjacent property must be protected, and the installation approved by the D.E.R.C. Portable, regulation basketball backboards may be placed on a driveway when in use. They shall not be placed on a sidewalk or in the street. When not in regular use, the portable backboards must be stored in a side yard or otherwise be unobtrusive as seen from the street.

### **B. DOMESTIC PETS NUISANCE**

DERC recognizes that domestic pets may sometimes become a nuisance or even a danger in some neighborhoods. Property owners should contact Animal Control directly at (925) 646-2995.

If a resident/property owner files a complaint concerning domestic pets with DERC, DERC will investigate the situation and possibly issue a Courtesy Notice. If a second complaint is received for the same resident/property owner for the same violation, DERC may/will refer the matter to Animal Control.

### **C. DRAINAGE**

Each property owner is responsible for seeing that their drainage does not flow onto adjacent properties. Drainage complaints are handled in the normal enforcement process.

### **D. EXTERIOR FINISHES**

All structures shall be maintained in "first class" condition. This includes the maintenance of all exterior surfaces. DERC shall require applied and natural structure finishes to be maintained in a manner that is free of fading, chipping, discoloration, peeling or other defects which substantially reduces the "like new" and well maintained appearance.

### **E. GARAGE SALES**

Garage sales cannot be held more than two (2) consecutive days once every two (2) months at the same residence.

### **F. HOME BUSINESS - (Refer to Article 3.1 of the CC&Rs.)**

**Definition:** A Home Business is any use conducted entirely within a dwelling and conducted only by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and is not evidenced beyond the limits of the property by noise, light, smoke, odor, vibration,

electrical interference, storage of material or equipment, nuisance, human activity or vehicular traffic or other exterior evidences.

**Conditions:**

1. No person shall be employed, except immediate family residing in the home.
2. No signs - window or exterior.
3. No retail sales are allowed on the premises.
4. No clients or customers shall come to the premises in connection with the Home Business except for home activities involving tutoring, instruction, etc.
5. The Home Business shall consist of office-type activities only (phone use, bookkeeping, drafting, writing, etc.) and the production of minor arts and crafts items such as macramé, paintings, sewing and businesses involving tutoring, instruction, etc.
6. Equipment, materials and supplies used for the Home Business shall consist of office type items (typewriter, computer, desk, files, etc.).
7. Vehicles connected with the business shall be limited to one (1) and shall not exceed the size of a pick-up.
8. The residence address shall not be used in any advertising done in conjunction with the Home Business.
9. No changes in the residential character or appearance of the dwelling building.
10. Any short term rental less than 30 days is considered to be a hotel/motel use of residential property, and as such is prohibited by the CC&Rs.

## **G. LANDSCAPING MAINTENANCE**

Once installed, an important aspect of landscaping is maintenance. The landscaped areas must be kept well maintained and groomed. The following is a description of what meets the standard for each area of the landscaping.

Lawn:

*Minimum requirement:* Healthy sod, mowed, edged, few weeds, no bare ground spots.

*Desirable:* Uniform texture and color, no weeds, no brown spots.

Flower beds:

*Minimum requirement:* Few weeds, few dead flowers, groomed bare ground not to exceed width of mature plants.

*Desirable:* Weed free, dense planting, mulch or bark in exposed areas, dead blossoms/plants removed.

Shrubbery:

*Minimum requirement:* No dead plants, pruned as appropriate, plants replaced when necessary to maintain original configuration of planting area.

*Desirable:* Ground cover under/around plants, full and healthy foliage.

Living ground cover:

*Minimum requirement:* Few weeds, minimum amount of bare ground exposed.

*Desirable:* Neatly trimmed within allotted space, dense foliage, weed free.

Inert ground cover:

*Minimum requirement:* Few weeds, no bare ground exposed.

*Desirable:* No weeds, sturdy border to keep material confined.

Trees:

*Minimum requirement:* Generally upright growth, few dead branches, trimmed above the ground as appropriate, reasonably dense foliage.

*Desirable:* Pleasing shape, dense green foliage, no dead branches.

Palm Trees:

*Minimum requirement:* Dead fronds should be removed to minimize the hazard of falling fronds.

*Desirable:* Palm trees should be trimmed neatly, i.e., when fronds are cut off they should be cut close to the trunk with minimal projecting stubble. If the tree is "skinned" (the frond stubble removed from the trunk), the skinning should be continued so that the tree trunk has a uniform appearance.

Vacant Lots:

*Minimum requirement:* All grasses and weedy plants must be less than six (6) inches in height. Special attention needs to be given to the edges of the property including the sidewalk.

*Desirable:* Neat and free of weeds or weed material or mowed uniformly to three (3) inches in height or less.

*NOTE:* A fire hazard will not be permitted.

## H. PARKING AND STORAGE OF VEHICLES

### 1. DRIVEWAY PARKING:

a) *Passenger Vehicles:* Regularly used passenger vehicles and pickup trucks may be parked in the driveway but may not extend into the sidewalk. Dust covers are permitted if neat and attractive. Conditions required by Article 3.12 of the CC&Rs also apply to passenger vehicles.

b) *RVs, Boat Trailers and Trailered Boats:* These vehicles may be parked in the driveway or on a front yard parking pad if under six feet (6') high. Only one boat trailer, with or without a boat or one RV, is permitted. A boat trailer is one designed to transport and launch boats. (Note: Contra Costa County adopted Ordinance 2002-27 on 9/27/02 which states no trailers of any kind may be parked in front yards.)

Boats with towers may be parked in the driveway if the boat itself is not over six (6) feet in height, the tower is not covered with canvass and when so constructed, the tower is to be folded back on the hull when stored.

c) *Converted Vans:* Permitted so long as the height and overall size is in keeping with "conventional" vans.

d) *Other Vehicles:* No other types of vehicles or trailers of any other kind may be parked in the driveway.

e) *Loading and Unloading RVs:* For vacations (or some other activities such as minor upkeep) RVs may be parked in the driveway for 48 hours if the Association is notified (925-634-7585). The County allows 72 hours for loading and unloading if the RV is parked in the street.

2. **DRIVEWAY:** The concrete surface constructed and used as direct access from the street to the garage, or to a DERC approved carport.

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3. **ACCESS DRIVE:** A separate drive for side yard access. Access drive shall consist of two 36" wide concrete strips separated by 36" of landscaping. Parking of any vehicle or trailer, including a boat trailer, is prohibited on this drive. Design and material requirements are the same as for driveways. An access drive requires DERC review and approval, and the execution of a recorded Conditional Use Agreement agreeing that parking on the drive is prohibited.
4. **FRONT YARD PARKING PAD:** An area contiguous to the driveway and requiring no separate curb cut. Designed to accommodate one CC&Rs approved vehicle, a boat trailer, or a boat on a trailer under six feet (6') high. DERC approval is required.
5. **SIDE YARD STORAGE:**  
*Screened:* Currently licensed and operating vehicles or trailers may be kept in the side yard if not open to public or neighbor view and have at least three foot (3') passing space. Stored vehicles must be less than six feet (6') high. A parking pad is not mandatory.  
*Unscreened:* Side yards that are open to public and/or neighbor view may be used for storage of not more than two boat/boat trailers, instead of using the front driveway or a front yard parking pad. The six foot (6') height limit applies and a suitable parking pad of concrete, paving stones or gravel must be provided. The items stored in this area must be strictly confined to the side yard.
6. **BACKYARD STORAGE:** Side yard restrictions apply to the backyard.
7. **VACANT LOT:** No vehicles may be parked or stored on a vacant lot unless approved by DERC (Some "improved" vacant lots have incorporated vehicle parking as a part of the overall design.)
8. **STREET PARKING:** For vehicles illegally parked in the street over 72 hours DERC may refer the matter to the Sheriff's Department and/or issue a Courtesy Notice.

**I. SATELLITE MINI DISHES - See TV ANTENNAS/MASTS & DIGITAL SATELLITE MINI DISHES**

**J. SIGNS (CC&Rs Article 3.13)**

There will be no night lighting of signs, other than low voltage light for house numbers.

A property owner surname and street address sign (e.g. SMITH 1000 STARFISH PLACE) is permitted on the rear of the house, or on the side of the deck or dock, facing the water, providing it has an attractive appearance and the lettering does not exceed four (4) inches in height.

A "No Trespassing" sign can be posted on a vacant lot. Sign can either be commercial or hand painted. Sign can be 2' x 3' and mounted as to be no higher than five feet (5').

**K. TV ANTENNAS/MASTS & DIGITAL SATELLITE MINI DISHES**

Exterior TV antennas/masts and digital satellite mini dishes may be installed under the following conditions:

Location: If it would be difficult and/or unreasonable to install an antenna completely within existing structures, antenna and/or mini dish may be located on the most inconspicuous part of the roof, if possible, where not visible from the street.

Height: Antennas are to be installed toward the rear of the house (not on a ridge line) on as short a mast as possible to still permit rotation and acceptable reception. In no case may an antenna extend more than three feet (3') above the highest ridgeline of the roof. If a Digital Satellite System is to be installed on the roof it should not protrude higher than the roof line.

Configuration: Only the small "ladder" type of antenna is acceptable. To be avoided are massive "combination" structures. The mini dish must be no larger than one meter (39 inches) in diameter. If the dish is visible, it is to be painted to match the background colors of house or vegetation.

Because masts for devices such as anemometers, FM antennas, etc. may have a similar visual impact as that of TV antennas, the above Standards will apply to these installations. Questionable Installations will be reviewed by DERC.

## **L. VACANT LOTS**

See "Landscaping Maintenance" (Section IV – G) and "Parking and Storage of Vehicles" (Section IV – H).