

ARTICLE XIII.
BUILDING AND CONSTRUCTION
CRITERIA AND REQUIREMENTS

Section 13.01. Parking Requirements. All buildings and other structures and improvements shall be designed, located and constructed to permit all vehicles entering upon any Lot to be parked, maneuvered, loaded or unloaded entirely or completely on such Lot. All driveways and parking areas shall be equivalent to or better than concrete. No parking on Streets shall be permitted. Each single-family residence shall provide for a minimum of two permanent garaged parking spaces and a minimum of two guest parking spaces. All four of these spaces must be permanent and off the street.

Section 13.02. Fencing Swimming Pools. All private residential swimming pools shall be screened from the street and constructed in the rear yard. The actual pool (not surrounding patio or deck) may not be built closer than 10' from either side yard lot line or 10' from the rear property line provided the property abuts other residential property at the rear. A secure fence no less than 6' high shall enclose the pool area. Spa units shall be screened from the street and constructed in the rear or side yard.

Section 13.03. Secondary Structures. Garden structures, gazebos, pool houses and similar structures require setbacks from the property lines as that of the residence. The setback can be reduced when approved by the appropriate governmental authority, the Declarant, and/or the Architectural Review Committee.

Section 13.04. Storage Areas. Outside storage areas shall be fenced or screened to provide substantial screening to a minimum height of six feet and a maximum height of eight feet. All storage areas must be located on the side of or behind the Dwelling or main building structure. No fence or screen shall be closer to any Street or Lot boundary line than the established setback line. The provisions of this Section 13.04 shall apply to all trash or garbage storage, mechanical and similar or other storage buildings and structures not directly connected to the Dwelling or main building structure. Plans for storage buildings must be submitted to the Declarant or Architectural Review Committee for approval prior to construction and/or erection. Metal storage buildings will not be permitted. All fences and screens shall be constructed of redwood, cedar, or treated wood material, except that posts and horizontal support rails may be treated wood. Chain link and cyclone fences are expressly prohibited.

Section 13.05. Utility Lines. All telephone, electrical, cable television and other similar lines located outside and between any building and any power transmission or other lines of poles shall be underground and shall conform to existing electrical codes.

Section 13.06. Drainage Requirements. Provide for satisfactory and appropriate drainage of waters from the Lot to the adjoining established drainage ways. Each Owner is obligated and required to determine and to verify elevations in the established drainage waterways adjoining his Lot and to provide appropriate drainage structures where entrance