

*Covenant Hills*  
— AT LADERA RANCH —

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

ISSUE DATE: MAY 17, 2007  
ADDENDUM #: 301  
REGARDING RFI #: N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Subchapter: **5.4 PARKWAYS, PAGE 5-5**

Diagram: Parkway Landscape Requirements

A Zone

- Rhapsiolepis indica 'Clara'
- ~~Rhapsiolepis indica Springtime~~
- ***Rhapsiolepis indica 'Ballerina'***
- ***Rhapsiolepis indica 'Pinkie'***
- Trachelospermum jasminoides
- Myoporum parvifolium
- Rosa Floral Carpet

APPROVAL:

ML *ZML* KM *KM* SL *N/A* RW *N/A* MS *\*MS* WS *\*WS*

\*Approved via e-mail

B Zone (Swale)

- Agapanthus africanus 'Peter Pan'
- Hemerocallis species
- Dietes species
- Carex pansa
- ~~•~~ Fragaria chiloensis

C Zone (18" wide)

- No planting – must remain clear
- Rock/Cobble – Beige tones required – *i.e.: 'Sunburst Peebles'3" to 5" or equal (common river rock is not permitted)*
  - Full length of swale
  - 3" min. dia.
  - 6" depth - buried
  - 1 ½" max. exposed

Notes:

1. **A Zone to be** 60% of shrub planting to be 5-gallon containers; 40% to be 1-gallon.  
**B Zone to be 40% 5-gallon containers; 60% to be 1-gallon.**
2. **The Landscape Architect shall design the parkway with (2) shrubs from A Zone palette and (2) shrubs from B Zone.**
3. Maximum plant spacing for A Zone:
  - Rhapsalopsis indica species at 3'-0" o.c.
  - Trachelospermum jasminoides at 2'-0" o.c.
  - Myoporum parvifolium at 3'-0" o.c.
  - Rosa Floral Carpet at 2'-0" o.c.

4. Maximum plant spacing for B Zone:
  - *Agapanthus africanus* 'Peter Pan' at 18" o.c.
  - *Hemerocallis* species at 3'-0" o.c.
  - *Dietes* species at 3'-0" o.c.
  - *Carex pansa* at 12" o.c.
5. Mulch is required on the exposed soil areas and shall be 1" to 2" size, 'Forest Floor' mulch or equivalent.

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### Addendum

**ISSUE DATE:** JULY 27, 2007  
**ADDENDUM #:** 302  
**REGARDING RFI #:** N/A

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#### DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-7**

Sidebar: Custom Home Landscape Criteria

Topic: Shrubs & Ground Covers

▪ There is to be a continuous 3'-0" wide minimum foundation planting around the home and in front of walls or fences that exceed 24" in height. At side yards with a 5'-0" setback, ~~this criteria can be reduced to 1'-6" in depth except where trees will be planted. In areas where trees will be planted, the 3'-0" deep criteria shall be maintained.~~ **3'-0" of foundation planting must be maintained adjacent to the house. In no case are sidewalks permitted against side yard walls.**

APPROVAL:

ML  KM  SL  RW  MS 

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** SEPTEMBER 13, 2007  
**ADDENDUM #:** 303  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-15**

Topic: Fence & Wall Requirements

Vehicular Gates (Max. height 12'-0", Avg. 8'-0") require an 5'-0" ***8'-0"*** setback

APPROVAL:

ML  KM  SL  RW  MS 

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** MARCH 24, 2008  
**ADDENDUM #:** 304  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**



Subchapter: **7.4 DESIGN REVIEW, PAGE 7-4**

Topic: Step 2: Design Development Review

**D) Landscape and Hardscape Submittals**

- **Provide Yard Area Exhibit in plan set, as well as a CAD file, that indicates your interpretation of the extent of front and rear yards. Include front yard hardscape areas, rear yard foundation planting, rear yard tree, slope tree (if applicable) calculations and how parking criteria is being met.**

APPROVAL:

ML \*      KM       SL       MS \*

\*Approved via e-mail

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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

**ISSUE DATE:** MAY 15, 2008  
**ADDENDUM #:** 305  
**REGARDING RFI #:** N/A

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#### DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-4**

Topic: Materials

Detail: Wall Finishes:

Line Item: wood siding

Column: Spanish Revival, Colonial Revival and San Juan Capistrano Rustic

√\* (permitted, special conditions apply)

Column: Remarks

\*Only on appendages, connectors, and subordinate masses. Wood siding shall not exceed 40% of total wall area **on front elevations and visible side yards and 60% of total wall area on side and rear elevations**, or 30% of any single elevation.

APPROVAL:

ML  KM  SL  TK 

\*Approved via e-mail

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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

**ISSUE DATE:** MAY 15, 2008  
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**REGARDING RFI #:** N/A

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#### DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-4**

Topic: Materials

Detail: Wall Finishes:

Line Item: stucco


Column: Colonial Revival, Craftsman, English Revival, Provencal and Tuscan

√\* (permitted, special conditions apply)

Column: Remarks

\*Only on appendages, connectors, and subordinate masses. Stucco shall not exceed 40% of total wall area **on front elevations and visible side yards and 60% of total wall area on side and rear elevations**, or 30% of any single elevation.

APPROVAL:

ML  KM  SL  TK 

\*Approved via e-mail



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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

**ISSUE DATE:** MAY 15, 2008

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**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-7**

Topic: Materials

Detail: Roofing Materials:

Line Item: Lightweight-concrete roof tiles

Column: Spanish Revival, Italian Revival, French Revival, **Provencal and Tuscan**

√\* (permitted, special conditions apply)

Column: Remarks

\*Only if appropriate documentation and samples are submitted and approved at  
Step2: Design Development Review

APPROVAL:

ML  KM  SL  TK 

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** MAY 15, 2008  
**ADDENDUM #:** 308  
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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-11**

Topic: Doors

Detail: Dimensions of Glass Lights (Panels):

Line Item: 18 inches or narrower, 24 inches or shorter

Column: All architectural styles

+ \* (required, special conditions apply)

Column: Remarks

**\*Single light French doors permitted in areas not visible to the street. Single light French doors permitted on the front elevation if located in a Covered Outdoor Area at least 10' deep.**

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *N/A*

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** MAY 15, 2008

**ADDENDUM #:** 309

**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-11**

Topic: Doors

Detail: One-Car Garage-Door Dimensions:

Line Item: 9 feet or narrower; 9 feet or shorter

Column: All architectural styles

√\_\* (required, special conditions apply)

Column: Remarks

**\* Garage doors up to 10' tall permitted in areas not visible to the street.**

APPROVAL:

ML ML KM KM SL SL TK TK

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** MAY 15, 2008

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-11**

Topic: Doors

Detail: Two-Car Garage-Door Dimensions:

Line Item: 18 feet or narrower; 9 feet or shorter

Column: All architectural styles

√\_\* (required, special conditions apply)

Column: Remarks

**\* Garage doors up to 10' tall permitted in areas not visible to the street.**

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *N/A*

\*Approved via e-mail

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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

**ISSUE DATE:** MAY 15, 2008  
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**REGARDING RFI #:** N/A

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#### DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-19**

Topic: Miscellaneous

Detail: Exterior Light Fixtures:

Line Item: flush-mounted (recessed) light fixtures

Column: All architectural styles

√\* (permitted, special conditions apply)

Column: Remarks

\*Only **in areas not visible to the street** within ~~concealed~~ courtyards. **Not permitted in soffits over doors and windows.**

APPROVAL:

ML ML KM KM SL SL TK N/A

\*Approved via e-mail

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**Addendum**

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.7 BUILDING AREAS, PAGE 4-24**

Topic: A. Calculating the Building Area

▪ The measurements for determining the square footage shall be taken from the exterior surface **most exterior framed surface** of the exterior walls, columns or surfaces.

APPROVAL:

ML ML KM KM SL SL TK TK

\*Approved via e-mail

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**Addendum**

**ISSUE DATE:** MAY 15, 2008  
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**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.7 BUILDING AREAS, PAGE 4-24**

Topic: A. Calculating the Building Area

▪ Basements with light wells, entrances, stairwells or other conditions in excess of ~~three~~ **four** feet shall be included in square footage calculations as *Basement Area*. The area to be counted shall be the entire length of the non-conforming perimeter condition multiplied by a depth of fifteen feet.

APPROVAL:

ML ML    KM KM    SL SL    TK N/A

\*Approved via e-mail

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**Addendum**

**ISSUE DATE:** MAY 15, 2008  
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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.9 MASSING REQUIREMENTS, PAGE 4-28**

Topic: B. Requirements

▪ **Front Elevation**

No front exterior building wall may exceed fifty feet in length. Further, the front elevation of the Indoor Area shall be no less than ten feet narrower (from corner to corner) than the maximum width of the Custom Home for at least ten feet back from the face (plane) of the front elevation. At irregularly shaped lots, ~~this front elevation of Indoor Area must also be no less than ten feet narrower than the building envelope (at the front elevation) for at least ten feet back~~ **this criterion does not apply.**

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *N/A*

\*Approved via e-mail



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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-7**

Sidebar: Custom Home Landscape Criteria

Topic: Shrubs & Ground Covers

▪ There is to be a continuous 3'-0" wide minimum foundation planting around the home and in front of walls... ~~At porte-cochere's this criteria can be reduced to 1'-6" in depth.~~ If a courtyard is to be developed **and is visible to the street**, a minimum 2'-0" planter must be provided between pavement and the house or walls. In some locations, built-in pots with irrigation and drains may be allowed in lieu of the 2'-0" planter.

APPROVAL:

ML  KM  SL  TK 

\*Approved via e-mail

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### Addendum

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#### DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-7**

Sidebar: Custom Home Landscape Criteria

Topic: Shrubs & Ground Covers

▪ At rear elevation continuous foundation planting is required for 50% of the wall space for a minimum of 3'-0." in depth. ~~Built-in pots with irrigation and drainage are required at the remaining wall space.~~

APPROVAL:

ML *ML*    KM *KM*    SL *SL*    TK *N/A*

\*Approved via e-mail

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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

**ISSUE DATE:** MAY 15, 2008  
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**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-9**

Topic: Driveways

Any driveway over ~~12'-0"~~ **14'-0"** in width and 35'-0" in length must have a landscape treatment in the form of a center strip or landscape pattern the full length.

APPROVAL:

ML *[Signature]* KM *[Signature]* SL *[Signature]* TK *[Signature]*

\*Approved via e-mail

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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

ISSUE DATE:                    SEPTEMBER 2, 2008

ADDENDUM #:                 318

REGARDING RFI #:           N/A

**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter:                    **4.1 RECOMMENDED CHARACTERISTICS**, page 4-4

Section:                         **Materials**

Topic:                            Wall Finishes

Line Item:                      brick facing

Column:                        Tuscan

√ (permitted)

APPROVAL:

*MDK*

*KM MM*

*SL*

*TK W/A*

\* Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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Addendum

ISSUE DATE:                    SEPTEMBER 2, 2008

ADDENDUM #:                 319

REGARDING RFI #:          N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter:                    ***5.6 DESIGN CHARACTERISTICS***, page 5-22

Sidebar:                         ITALIAN REVIVAL PLANT PALETTE

Topic:                          Trees

Add:                            ***Pittosporum tenuifolium (permitted in side yards only)***

APPROVAL:

ML *MLR*

KM *KML*

SL *SL*

TK *TK*

\*Approved via e-mail

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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

**ISSUE DATE:** SEPTEMBER 2, 2008  
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**REGARDING RFI #:** N/A

**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-26

Sidebar: COLONIAL REVIVAL PLANT PALETTE

Topic: Trees

Add: ***Pitiosporum tenuifolium (permitted in side yards only)***

APPROVAL:

ML  KM  SL  TK 

\*Approved via e-mail

*Covenant Hills*  
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**CUSTOM-HOME DESIGN GUIDELINES**

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Addendum

ISSUE DATE:                    SEPTEMBER 2, 2008

ADDENDUM #:                321

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter:                    **5.6 DESIGN CHARACTERISTICS**, page 5-30

Sidebar:                        CRAFTSMAN PLANT PALETTE

Topic:                            Trees

Add:                             ***Pittosporum tenuifolium (permitted in side yards only)***

APPROVAL:

*ML MR*

*KM MW*

*SL SA*

*TK NA*

\* Approved via e-mail

*Covenant Hills*  
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**CUSTOM-HOME DESIGN GUIDELINES**

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Addendum

ISSUE DATE:            SEPTEMBER 2, 2008

ADDENDUM #:            322

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter:            **5.6 DESIGN CHARACTERISTICS**, page 5-34

Sidebar:                ENGLISH REVIVAL PLANT PALETTE

Topic:                    Trees

Add:                     ***Pittosporum tenuifolium (permitted in side yards only)***

APPROVAL:

ML *ML*

KM *KM*

SL *SL*

TK *TK*

\* Approved via e-mail



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**CUSTOM-HOME DESIGN GUIDELINES**

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Addendum

ISSUE DATE:                    SEPTEMBER 2, 2008

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter:                    **5.6 DESIGN CHARACTERISTICS**, page 5-38

Sidebar:                        FRENCH REVIVAL PLANT PALETTE

Topic:                          Trees

Add:                            **Pittosporum tenuifolium (permitted in side yards only)**

APPROVAL:

ML *ML*

KM *KM*

SL *SL*

TK *TK*

\* Approved via e-mail

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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

**ISSUE DATE:** APRIL 20, 2009

**ADDENDUM #:** 324

**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-26

Sidebar: COLONIAL REVIVAL PLANT PALETTE

Topic: Trees

Add: **Arbutus sp. (Strawberry Tree)**

APPROVAL:

ML \*    KM KM ,    SL SL    TK N/A

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** APRIL 20, 2009  
**ADDENDUM #:** 325  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-9**

Topic: Driveways

Homesites designated as Garage Class "A" shall not have more than one curb cut or driveway. Homesites designated as Garage Class "B" or "C" shall not have more than two curb cuts. ***Where more than one curb cut is proposed they must be separated by a minimum of 16'-0"***.

APPROVAL:

ML \*      KM *KM*      SL *SL*      TK *N/A*

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** APRIL 23, 2009  
**ADDENDUM #:** 326  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.4 PARKWAYS, PAGE 5-5**

Topic: Sidewalks

Sidewalks at driveways should **must** be removed and reinstalled with an engineered design capable of handling vehicular traffic.

APPROVAL:

ML\*  KM  SL  TK\* 

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** JUNE 3, 2009  
**ADDENDUM #:** 327  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-10**

Topic: Doors

Detail: Door Types:

Line Item: plank doors

Column: Tuscan

√ (permitted)

APPROVAL:

ML \*    KM KM.    SL SL    TK N/A

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** JUNE 3, 2009  
**ADDENDUM #:** 328  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-7**

Topic: Materials

Detail: Roof Tiles:

Line Item: pan-and-roll tiling

Column: Tuscan

√ (permitted)

APPROVAL:

ML \*    KM KM    SL SL    TK N/A

\*Approved via e-mail

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## CUSTOM-HOME DESIGN GUIDELINES

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### Addendum

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-19**

Topic: Miscellaneous

Detail: Exterior Light Fixtures:

Line Item: **obscure glass on light fixtures**

Column: Spanish Revival, Italian Revival, Colonial Revival, Craftsman, English Revival,  
French Revival, Provencal, San Juan Capistrano Rustic, Tuscan

± (required)

APPROVAL:

ML \*      KM km      SL SL      TK N/A

\*Approved via e-mail

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**Addendum**

**ISSUE DATE:** JUNE 3, 2009  
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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-18

Sidebar: SPANISH REVIVAL PLANT PALETTE

Topic: Trees

Add: ***Strelitzia nicolai***

APPROVAL:

ML \*    KM KM.    SL SL    TK \*

\*Approved via e-mail



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REQUIRED IMPLEMENTATION  
OF  
IN-HOME  
COMMUNITY STRUCTURED WIRING SYSTEMS

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Addendum

ISSUE DATE: JULY 3, 2012  
ADDENDUM #: 331  
REGARDING RFI #: N/A

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DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Section: 12 Telecommunications Service Outlets – (TSO), page 27





TSO Types

The SWS defines ~~five (5)~~ ***six (6) distinct categories*** or types of TSO. Each is Designed to provide connection for a specific group of serviced and or equipment. The following is a brief description of each TSO type.

***Type "TVD" TSO***

***TV/Data TSO. This type of service outlet is designed to support the majority of cable TV or satellite applications while also providing simultaneous connectivity for Data applications, including local area networking and high speed Internet access. This "Type TVD" TSO should be fed from the CDE with one (1) RG-Coaxial Cable and one (1) Category 5e Cable.***

APPROVAL:

ML  KM  SL  TK 

\*Approved via e-mail

*Covenant Hills*  
— AT LADERA RANCH —

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**REQUIRED IMPLEMENTATION  
OF  
IN-HOME  
COMMUNITY STRUCTURED WIRING SYSTEMS**

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**Addendum**

**ISSUE DATE:** JULY 3, 2012  
**ADDENDUM #:** 332  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Section: **14 Minimum Point-of-Use Location Requirements, page 30-31**

**Type T (Telecom Only)**

Required	Possible Additional Locations
None	Any wall mount telephone locations Bathroom Telephones

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *NA*

\*Approved via e-mail

**Type TD (Telecom / Data)**

Required	Possible Additional Locations
Master Bedroom - On bed wall	Outdoor Areas (weatherproof cover)
Entertainment Center Area – on sofa wall opposite entertainment center	Kitchen: counter, island or desk
Great Room/Bonus Room/Loft – on sofa wall opposite entertainment center	Garage / Workshop

**Type TVT (TV / Telecom)**

Required	Possible Additional Locations
None	Kitchen Children’s Play Room

**Type TVD (TV / Data)**

Required	Possible Additional Locations
<u>All Bedrooms – placed to maximize availability for entertainment, desk and telephone</u>	<u>Any location the Resident requests additional connectivity to services</u>
<u>Kitchen - placed to maximize availability at the nook, desk or other probable interactive location</u>	<u>Placed to maximize availability at desk, nook or other probable interactive location</u>

**Single Type MM (Multi-Media)**

Required	Possible Additional Locations
All Bedrooms – placed to maximize availability for entertainment, desk and telephone	Any location the Resident requests additional connectivity to services
Kitchen – placed to maximize availability at the nook, desk or other probable interactive location	Placed to maximize availability at desk, nook or other probable interactive location
Other defined “Living Areas” not otherwise referenced in detail: Bonus Room, Loft, Family Room or similar	

**Two Type MM (Multi-Media)**

Required	Possible Additional Locations
Home Office* One located at probable desk area and second located at probable entertainment area (typically opposite walls subject to window placement)	Any location the Resident requests additional connectivity to services

\*If identified on the plan, or in the marketing representations, for this actual, or possible use.

**Type MM Enhanced (Multi-Media) or Two Type MM (Multi-Media)**

Required	Possible Additional Locations
Entertainment Center*	Any location the Resident requests additional connectivity to services
Home Theater / Media Room**	
<b>Additional Locations (Not Required)</b>	
Any location the Resident requests additional connectivity to services	

\*Every Ladera Ranch home must have at least one (primary) Entertainment Center TSO

\*\*Required if Home Theater, or Media Room, is identified on the plan, or in any collateral or marketing representations, for this actual, or possible use.

**Living Area Definition**

"Living Areas", for the purposes of this SWS, includes all portions of the home that are climate controlled, including the Living Room, ~~Dining Room~~, Lofts, Tech Desks (if in hallway), if any, and excludes the Dining Room, Laundry Room, Bathroom and Closets.

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** JUNE 25, 2013  
**ADDENDUM #:** 333  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**




Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-15

Topic: Requirements for Structures, Sculptures, Fountains, Etc.:

Add: ~~Fountains and sculptures~~ that are visible from the street may not exceed 48" in height.

APPROVAL:

ML  KM  SL  TK N/A

\*Approved via e-mail

*Covenant Hills*  
AT LADERA RANCH

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** JUNE 25, 2013  
**ADDENDUM #:** 334  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-11

Topic: Accent Elements

Line Item: Sculpture

Column: All Architectural styles

Column Remarks: \*Must reflect architectural style and materials. ~~Maximum height 48"~~  
where ***Not permitted in areas*** visible to the street.

APPROVAL:

ML    KM CU    SL SM    TK N/A

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** JUNE 25, 2013  
**ADDENDUM #:** 335  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in **italicized**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-11



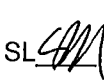

Topic: Accent Elements

Line Item: Painted figurines

Figurines: All Architectural styles

Figurine Remarks: \*Must reflect architectural style and materials. ~~Maximum height 48"~~  
where **Not permitted in areas** visible to the street.

APPROVAL:

ME  KM  SL  TK 

\*Approved via e-mail

*Covenant Hills*  
— AT LADERA RANCH —

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** JUNE 25, 2013

**ADDENDUM #:** 336

**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN**, page 5-6

Sidebar: Custom Home Hardscape Criteria

Topic: Landscape Amenities

Line Item: Fountains, ~~statues and sculptures~~ must be made of natural materials that match the style and color of the Custom Home. Materials may not be bright white or reflective. Accent tiles may be used if appropriate to architectural style. These garden elements may not exceed 48" in height from ground if visible from the street or other common areas adjacent to the Homesite. Fountains located in sideyards shall not be attached to common side-yard walls and may not exceed the height of these walls. Plumbing and electricity shall not be incorporated into common side-yard walls.

APPROVAL:

ML  KM  SL  TK 

\*Approved via e-mail



*Covenant Hills*  
AT LADERA RANCH

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** NOVEMBER 21, 2013

**ADDENDUM #:** 337

**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**


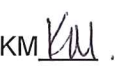


Subchapter: **7.4 DESIGN REVIEW, PAGE 7-4**

Topic: Step 2: Design Development Review

**D) Landscape and Hardscape Submittals**

- **A CAD file, that indicates your interpretation of the extent of front and rear yards. Include front yard hardscape areas, rear yard foundation planting, rear yard tree, slope tree (if applicable) calculations.**

APPROVAL:

ML  KM  SL  TK 

\*Approved via e-mail

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# CUSTOM-HOME DESIGN GUIDELINES

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## Addendum

ISSUE DATE: FEBRUARY 20, 2015

ADDENDUM #: 338

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### DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.10 ADDITIONAL REQUIREMENTS, PAGE 4-29**

Topic: E. Wiring Requirements

- ~~▪ Each Homeowner is required to install in-home wiring which meets or exceeds the residential low voltage construction pre-wire guidelines. Copies of the pre-wire guidelines are available from the Design Review Manager.~~
  
- **Owners may select and install the internet and cable wiring systems appropriate for their residences.**
- **Contractors must ensure that wiring is appropriate for Ladera Ranch's cable and internet services made available to all residences through Cox Communications.**
- **Owners must work with their contractors and specialists to ensure that wiring systems meets Cox's technical specifications.**

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# CUSTOM-HOME DESIGN GUIDELINES

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## Addendum

**ISSUE DATE:** FEBRUARY 20, 2015

**ADDENDUM #:** 339

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **7.4 DESIGN REVIEW, PAGE 7-5**

Topic: Step 3: Construction Document Review

- ◆ Architectural Working Drawing ~~with electrical plans that comply with Community Structured Wiring System.~~

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** MAY 13, 2015  
**ADDENDUM #:** 340  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-14**

Topic: Windows

Detail: Window Operation

Line Items: casement windows

folding casement windows

Column: San Juan Capistrano Rustic

✓ = permitted

APPROVAL:

ML  - KMA  SLM 

\*Approved via e-mail

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**CUSTOM-HOME DESIGN GUIDELINES**

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**Addendum**

**ISSUE DATE:** JUNE 3, 2015  
**ADDENDUM #:** 341  
**REGARDING RFI #:** N/A

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**DESCRIPTION:**

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-7**

Topic: Materials

Detail: Roofing Materials:

Line Item: Lightweight-concrete roof tiles


Column: Spanish Revival, Italian Revival, French Revival, Provencal, Tuscan **and English Revival**

√\* (permitted, special conditions apply)

Column: Remarks

\*Only if appropriate documentation and samples are submitted and approved at  
Step2: Design Development Review

APPROVAL:

ML  KM  SLM 

\*Approved via e-mail