

**INDIAN HILLS PALM DESERT HOMEOWNERS ASSOCIATION
DESIGN CRITERIA GUIDELINES
FOR ARCHITECTURAL AND NON-ARCHITECTURAL MODIFICATIONS**

ARCHITECTURAL

1a. Covered patio trellises may be installed. Atriums and courts (with the unit interior walls) may be roofed-over. All changes require written Architectural Control Approval. Proposed changes must be included in the proposed drawings, dimension plans, material list, elevations, etc.

1b. Roofed-over areas must use architecturally compatible materials, doors and windows, etc. provided that the architectural elements of the house are maintained (i.e. shadow lines of columns and horizontal projections).

2a. Patio trellises may be extended to, but not beyond the, property lines. A patio perimeter wall or hedge may be installed inside the property line if it does not impair the view from any adjacent property. The wall or hedge position, length, and height must be shown on the proposed drawings, plot plans, and elevations. The wall or hedge shall not exceed three (3) feet in height. The finished surface of the wall shall match the residence walls in texture, material, and color.

2.b The aforementioned (2.a) would apply to a trellis or an awning. These require architectural Control Approval and the consent of the adjacent property owner(s) and any other neighbors that may have their view obstructed.

2.c Trellis: The color should be made to match that of the exterior of the unit and conform to approved aluma-wood material and construction techniques.

2.d Awnings: Are meant to be out during the time of day when the sun exposure interferes with the patio and the need of shade is required. A sun and wind sensor is *required* on these units as well as Architectural Control Committee approval for approved material, construction, etc. and the consent of adjacent property owners.

2.e Building construction extending beyond the current/existing foundation lines, are permitted *only* when approved by the Architectural Control Committee on a case-by-case basis and must be approved by homeowner ballot for individual use of common areas.

3. Windows and sliding doors can be added or replaced only when approved by the Architectural Control Committee, provided they are compatible with the type of windows and doors we now have, and provided further that they do not infringe on the privacy of the neighbors.

5. Skylights can be replaced or added with the approval of the Architectural Control Committee.

6. Entrance doors can be replaced with the approval of the Architectural Control Committee.
7. Existing roofs cannot be changed or built upon.
8. Second stories may not be constructed.
9. Air conditioning, solar, and other appliances are not to be installed on roofs without prior approval of the Architectural Control Committee.
10. Over The Air Reception Devices ("OTARD"), including satellite dishes, are permitted subject to an application to install the same and contingent upon receipt of written approval for that application. Satellite dishes shall not be greater than 18 inches in diameter and must be screened from view from adjacent properties and the common areas. Satellite dishes may not be attached to the Common Areas.
11. Garages must be used for their intended purpose and shall not be converted into living space.
12. Exterior colors of the structures are not to be changed by the owner.
13. Sun Screens of wood or other approved materials can be erected over patios that can be roofed as set forth in Item 2 above, provided that the owners construct them in accordance with plans approved by the Architectural Committee, and provided further, that the owners maintain the sun screens in a manner acceptable to the Architectural Committee, and if refuses to do so, the Association will, after due notice, have the maintenance performed in accordance with its documents and by following its procedures set forth, and the cost shall be borne by the owner.
14. Landscaping replacements will be required when existing landscaping is removed or damaged. This must be included in the application with drawings to be considered by the Architectural Control Committee.
15. Landscape changes and improvements are encouraged and permitted upon application and approval under the following conditions:
 - a. The Landscape Committee recommends change approval or disapproval; the Architectural Control Committee for the Association approves of the change.
 - b. The plant materials being used are compatible with the other plantings in the development and in accordance with the approved plant palette
 - c. Any irrigation modifications are to be coordinated with the Association Landscape maintenance contractor and the Architectural Control Committee.

16. An owner may not install trellises, murals, window bars, awnings, trees, plants, signs, exterior blinds, lights, or change existing light fixtures, walls, bird feeders, statues, objects of art, plastic flowers, planters, painting of any kind, doors or fences, without prior written approval by the Architectural Committee.

17. Awnings – Electrically and or manually operated awnings are permitted under the following conditions upon application and approval.

- a. Awnings must be retractable and when retracted be fully enclosed.
- b. Awnings and enclosure shall be a solid color and not patterned or striped and color shall match the exterior stucco color of the dwelling.
- c. Because of potential damage to the awning and operations from wind, it must be understood that the awning shall only be extended when residents are at the site and available to retract the awning in case of wind.

18. Any modifications made to any unit will be the responsibility of the unit owner. The unit owner agrees to be completely liable for said modifications and or any damages that occur and agrees to hold the Association harmless.