



ARCHITECTURAL GUIDELINES

ADDENDUM Updated August 2025

Please note the following changes to the Architectural Guidelines section **7.0 Hardscape Design Guidelines:**

Structure Height Change

7.10.1 All Gazebos require approval by the Committee. Gazebos shall not exceed nine feet (9') in overall height **lakeside and ten feet, six inches (10' 6'') in the Equestrian Estates**. Gazebos are structures and therefore are subject to the setbacks of the lot with the exception that they may be located within 5 feet of the rear property line, but not within either side setback area. Gazebos are prohibited within the front yard

7.10.2 Temporary Sun Shades/Covers. Temporary sun shades such as canopy covers, party tents, etc. are allowed from April 1 through November 1. They are prohibited on docks and off-season is limited to 72 hours. Maximum overall height shall be nine feet (9') **lakeside and ten feet, six inches (10' 6'') in the Equestrian Estates**. A submittal to the SVLA office is required. The submittal shall include a plan showing the location of the Sun Shades/Covers, the specific dates they will be in place, and a photograph of the type of structure being proposed. Sun Shades/Covers are structures and therefore are subject to the setbacks of the lot with the exception that they may be located within 5 feet of the rear property line, but not within either side setback area. They are prohibited within the front yard

7.25.3 Maximum heights shall be nine feet (9') **lakeside and ten feet, six inches (10' 6'') in the Equestrian Estates**.

7.29 Play Structures and Playground Equipment Play equipment shall be positioned in a way to minimize its impact on neighbors and on its appearance to a passerby and are allowed only in rear yards. They cannot be located within the sideyard setback or within 5 feet of the rear property line. All play equipment and playhouses shall be subject to Committee approval. Submittals of play equipment shall include photographs and samples that depict all colors and materials and the width, depth and height dimensions. Overall height should not exceed 9 feet **lakeside and ten feet, six inches (10' 6'') in the Equestrian Estates**. Play equipment that is painted should be painted to match the house

7.30.2 Spa Privacy Enclosures. If a gazebo is proposed as a spa cover, it should blend with existing structure and cannot exceed nine feet (9') in height **lakeside and ten feet, six inches (10' 6'') in the Equestrian Estates**. Refer to paragraph above on Gazebos.. Awning or canvas spa privacy enclosures are prohibited.

3 Rail Rule Change

7.14.1 The owner of each Equestrian Estates (Tract 8032) lot abutting an open space easement within the Equestrian Estates as set forth and described in the recorded tract map shall, at or prior to the commencement of construction of any structure on such lot, **construct and maintain a three-rail fence that needs to be approved by the Architectural Committee** (see form AC600).

(With the new rule omitting the three rail fence in 7.14.1, the below **rule 7.14.2 is no longer needed**)

REMOVE
7.14.2 If a second fence or wall inside of the three rail fence is proposed for privacy, there shall be a minimum of 3 feet clear between the fences allowing for landscape to soften the interior fence/wall. The interior fence/wall shall be parallel to the three rail fence to provide a uniform look from the trail side. The interior fence/wall is subject to all criteria within these guidelines for fences and walls.

Screening on Fences Change

7.20.2 "Open Style" ornamental wrought iron side yard gates offer the possibility of having unsightly objects, i.e. air conditioning units, garbage cans, and other equipment or items visible. In such cases it is required that a solid metal panel or a perforated metal panel (greater than 75% opaque) be permanently mounted to the backside of a wrought iron gate. The finish of the panel shall match the wrought iron. Gate materials shall be specified on the submittal. **Screening for pets or keeping wildlife out of your property will be considered as acceptable material with the Committees approval for ¼ inch mesh screening or expanded metal.**

Precision Block Change

7.15.2b Precision concrete block, stuccoed to match the building, may also be used for walls. A detail at the cap is encouraged. **Precision concrete block is allowed if it is color appropriate to be determined by the architectural committee.**

(With the above rule change the following rule will be stricken)

7.22g Precision concrete block, plain or painted

Please note the following changes to the Architectural Guidelines section **7.10 Shade Structures, Arbors, and Gazebos Guidelines:**

7.10.3 Shade Structures for Lakefront Properties

- 1. Freestanding structures with footprints of less than 120 square feet do not require county permit at this time. Structures greater than 120 square feet appear to require county permit at this time.**
- 2. All attached structures appear to require county permit at this time**
- 3. The minimum height of lowest horizontal support shall be 8'. The reference datum point for this shall be the higher of 1) the owner's property or 2) either of the neighbors. This reference point shall be referenced by the arch app submitting party but may be changed by the SVLA if it is deemed in the best interest to avoid view obscuring elements.**
- 4. The maximum height of any part of the structure shall not exceed 13' from the same datum point.**
- 5. Maximum width of vertical supports shall be 6".**
- 6. Maximum rear projection shall be 5' from the lakeside of the property's seawall.**
- 7. All structures must have open sides.**
- 8. Any structure that encumbers the side setbacks must be made completely from non-flammable materials. NOTE: SVLA cannot override the county side setback and the OWNER must present a county variance approval.**
- 9. Spacing of vertical supports parallel to the lake water line/sea wall shall not be closer than 10'0" for vertical supports. No more than 4 vertical supports parallel to the lake water line/sea wall shall be allowed in the support line closest to the lake water line/sea wall. The minimum number of vertical supports shall be used, excess vertical supports will be grounds for project denial.**
- 10. Spacing of vertical supports perpendicular to lake water line/sea wall shall not be less than 6'0". For attached structures the distance between the rear house wall and the vertical support shall not be less than 6'0".**

Please note the following changes to the Architectural Guidelines section **8.0 Landscape Design Guidelines**:

Greenery Rule Change

8.5 Landscape Design Feature: Within every new front yard submittal, it is required to include a feature design area. This area is to include a mix of landscape and hardscape elements, raised planters, and/or decorative elements such as boulders. Living plant material (i.e., flower beds, tree wells, groundcover beds, etc.) shall include trees, shrubs, vines, and flowering groundcovers. Refer to Paragraph 7.8 for design parameters of an element with a greater percentage of hardscape. **The landscape design feature must achieve and maintain a minimum of 12 greenery points for standard lots and 15 greenery points for larger lots (e.g., equestrian or corner lots). The following guidelines outline how various plantings contribute toward meeting these point totals:**

Plant Point Guidelines:

Standard Lots: Minimum of 12 point

Larger Lots: Minimum of 15 points

- **5-Gallon Tree or Larger: Counts as 5 plants**
- **Living Wall (Minimum 15 Feet in Length on Side Property): Counts as 6 points**
- **Grass or Artificial Turf (50 Square Feet): Counts as 1 point**
- **1 Gallon Plant: Counts as 1 Point**

If only plant material is being added or removed, and the plant selections align with the High Desert Guide to Landscaping, the Architectural Liaison may approve the changes without a full review from the architectural committee.