

Key CC&R Reminders (as approved 9/19/19)

Architectural Approvals Required

Improvements to yards (both front and back) and exterior additions or modifications to a home must be approved by the Hiddenbrooke Architectural Review Committee (HARC) BEFORE any work is started (**CC&R Section 8.1.1 and 8.1.6**)

Changes to the exterior paint color of a house must be approved by HARC (**CC&R Section 8.1.1**); repainting a house the same color must be confirmed by HARC (Design Guidelines)

Addition of an Accessory Dwelling Unit (ADU) must be approved by HARC before submittal to the City of Vallejo (**CC&R Section 8.1.5**); ADUs are limited to one (1) bedroom and 800 square feet and must meet all other requirements in the Design Guidelines (**also CC&R Section 8.1.5**)

Solar energy installations must be approved by HARC (**CC&R Sections 4.15 and 8.1.3**); conduits must be concealed as much as possible and painted the color of the house/roof (**CC&R Section 4.33**)

Yard Maintenance

All new and existing landscaping shall be maintained in a clean, attractive, and well-kept condition similar to other well-maintained yards in the Development and in accordance with the Design Guidelines (**CC&R Section 6.2**)

Areas of bare ground should be vegetated and/or covered with mulch, except that large areas of only mulch and bark are not allowed (**CC&R Section 6.2**)

Owner Home Maintenance Responsibility

Owners are responsible for maintaining their homes in good condition and state of repair, including but not limited to: exterior paint, shutters, stucco and siding, patios, structural elements, accessory structures, fences, mailboxes, driveways, walkways, and lighted house numbers (**CC&R Section 6.1**)

Renting

Owners renting their homes must have a written lease, must provide names of each tenant and of members of the tenant's household, and provide their tenants with a copy of the Governing Documents (**CC&R Section 5.1**)

Owners renting ADUs or rooms must live in the non-rented portion of the home (**CC&R Section 5.2**)

There may be only one lease per Lot and subleases are prohibited (**CC&R Section 5.3**)

Short term rentals of a home or room for less than 30 days (e.g., Airbnb and VRBO) are prohibited (**CC&Rs Section 5.4**)

City Street Trees

City Street trees may not be severely topped in a manner that will permanently damage the structure and appearance of the tree (**CC&R Section 6.3.3**)

Owners are responsible for the maintenance of all trees on their Lot, and no mature tree in a front yard may be removed without HARC approval (**CC&R Section 6.3.3**)

Parking

Owner vehicles must be contained in the garage and driveway unless there are more cars than these areas are designed to accommodate (**CC&R Section 4.21**); garages are to serve as the primary parking facility for resident vehicles (**CC&R Section 4.25**)

No trailer, campers, mobile home, recreational vehicle, ATV, boat, golf cart or commercial vehicle shall be parked on a Lot except in the garage (**CC&R Section 4.22**)

No vehicle, including trailers, recreational vehicles, boats, or commercial vehicles shall be parked continuously in the street for longer than seventy-two hours (**CC&R Section 4.21; enforced by the City of Vallejo**)

All vehicles parked in the Development must have current registration (**CC&R Section 4.22**)

Vehicles that are dilapidated, inoperable, registered for non-operation or covered with tarps must be parked in the garage (**CC&R Section 4.22**)

Trash Cans

Trash cans must be concealed from public view on non-collection days and must not be stored anywhere in the front yard (**CC&R Section 4.17**)