



KEYSTONE

Summerwind Trails East Association Welcome Package



Managed By:
Keystone Pacific Property Management, LLC
3155-D Sedona Court, Suite 150
Ontario, CA 91764
(909) 297-2550
(909) 935-3840 Fax
www.keystonepacific.com



CORPORATE OFFICE : 16775 Von Karman, Ste. 100 • Irvine, CA 92606 • (949) 833-2600
REGIONAL OFFICES: Ontario • Rancho Santa Margarita • Temecula



SUMMERWIND TRAILS
EAST ASSOCIATION

WELCOME PACKET

TABLE OF CONTENTS

- Introduction
- New Homeowner Contact Form
- Rules and Regulations
- Design Guidelines
- Yucaipa Valley Water District Homeowner Requirements
- Front Yard Typicals and Fuel Modification Requirements
- Architectural Application and Exhibits
- Authorization Agreement for Automated Payments
- Community Map

**THE MATERIAL CONTAINED WITHIN THIS PACKET IS NOT INTENDED TO BE
SUBSTITUTED FOR THE SERVICES OF AN ATTORNEY. THE LAW AND ITS
INTERPRETATION ARE CONSTANTLY CHANGING.**

**PLEASE CONSULT YOUR PROFESSIONAL ADVISOR REGARDING YOUR
INVOLVEMENT IN AN ASSOCIATION.**

WELCOME!

Dear Summerwind Trails East Association Member:

Keystone Pacific Property Management, welcomes you to your new home in the Summerwind Trails East Association! As a new resident, you no doubt have a number of important questions about your new community, the association, and whom you can contact for more information. We have prepared a brief overview to conveniently address some of your questions. We invite you to learn more by spending a few minutes in careful review of your welcome package.

Summerwind Trails East Association has been structured as a non-profit corporation in the state of California, to afford you the many benefits enjoyed by residents who are a part of a community association, not otherwise enjoyed by non-association structured communities. A primary benefit is the value and enjoyment of being part of a well-maintained community. With this goal in mind, your Board of Directors has chosen a full-time, professional property management company. Keystone Pacific Property Management, LLC has been selected to ensure that the common areas are well maintained and to perform the administrative functions that need to be handled on a day-to-day basis. We encourage you to contact **Keystone Pacific Property Management, LLC, at (909) 297-2550** should you have additional questions. You may also wish to visit our web site at www.keystonepacific.com, offering work order forms and educational information detailing various aspects of living within a planned community, for your convenience.

WHO ARE THE BOARD OF DIRECTORS?

As a California Corporation, the members of the Association elect the Board of Directors. The Board of Directors meets during regularly scheduled meetings to conduct the business of the association. Board members make the business decisions for the benefit of the community, on behalf of its residents.

Typical duties of the Board include review and approval of financial records, adoption of a working budget, adoption of a delinquency policy, architectural guidelines, and rules and regulations in addition to contracting with vendors as needed to maintain the common areas. Additionally, the Board is responsible for appointing homeowner members to serve on various committees such as the landscaping, rules or others as determined by the Board.

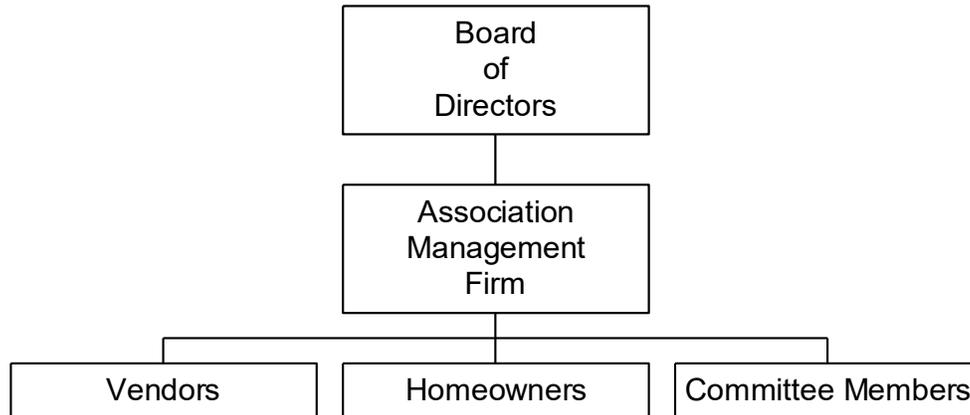
If you are interested in running for a position on the Board of Directors please contact management or attend the election meeting.

HOW DO I GET INVOLVED?

There are many ways that you can effect positive changes through involvement with your community. In addition to the Board of Directors, there is need for homeowner volunteers to fill committee vacancies. Committee participation does not require much time and is the best method of ensuring that the community is managed in the manner in which you envision. In fact, non-profit corporations or associations rely on homeowner volunteer involvement to sustain their operations.

To volunteer, you may attend and express your interest at a Board of Directors meeting. Alternatively, you may submit correspondence indicating your desire to volunteer or requesting additional information. Please refer to the diagram below for a better understanding of the structure under which your community operates.

Chain of Command



WHAT DOES THE MANAGEMENT COMPANY DO?

Your management company works closely with and at the direction of the Board of Directors to oversee the day-to-day operations for your community. Examples of management responsibilities include preparation of the financial reports and Board Packets for review by the Board of Directors as well as oversight of the work performed by all common area maintenance personnel hired by the association board of directors.

WHAT ABOUT EMERGENCIES?

For any community emergency, which could damage life or property, please contact Keystone Pacific at (909) 297-2550. We maintain a 24-hour emergency response service. For all other maintenance calls, please contact us during normal business hours. Examples of community emergencies are common area flooding or trees falling onto a car or building. Examples of NON-EMERGENCIES are dogs barking or noisy neighbors. For many emergency situations you should contact the proper emergency response agency first. Contacting the management company first will only delay a timely response. For example, in case of fire, call the fire department first and then management.

WHAT DOES THE ASSOCIATION NEED BEFORE I PAINT MY HOME, MAKE CHANGES TO MY YARD OR EXTERIOR OF MY HOME?

The association has adopted architectural procedures, which are outlined in the Covenants, Conditions and Restrictions (CC&R's). Prior to beginning any improvements to the exterior of your home or yard, you must receive written approval from the Design Review Committee. The procedure for obtaining architectural approval is outlined in the CC&R's and, in addition, the attached Design Guidelines.

Questions concerning the architectural review process should be directed to the Architectural Department at (949) 838-3239 or by e-mail to architectural@keystonepacific.com.

WHEN WILL I RECEIVE MY ASSOCIATION STATEMENT?

You will receive your courtesy association assessment statement on approximately the 25th of each month. All assessments are due and payable on the 1st of each month and become delinquent after (15) days. If you happen to not receive a statement, you may mail your payment to:

File 1958
1801 W. Olympic Blvd
Pasadena, CA 91199-1958

Please be sure to reference your account number directly on the check and make your check payable to Summerwind Trails East Association. Also, included in this packet is an ACH form authorizing your Association to debit your bank account directly for dues payment. Should you wish to participate in this program, please complete the form and return it promptly. Questions regarding your billing statement should be directed to our Accounts Receivable Department and you can find the direct line for your assigned representative on your billing statement or you can send an e-mail to customercare@keystonepacific.com.

By providing this information, we hope that the introduction to your community and the architectural submittal process will be a positive experience. If you have any questions concerning any facet of the community or wish to offer suggestions, opinions or concerns please contact the management office.

You are encouraged to attend the meetings of the Board of Directors to offer your voice as a member of the Association. We hope this information is helpful to you and, once again, welcome to your new home. You and Keystone Pacific, partnering together to make your community the best it can be!



Sincerely,

KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC



Dear New Homeowner,

Congratulations on purchasing your new home in Summerwind Trails East Association! Our name is Keystone Pacific and we are the managing agent for the Homeowners Association. Our goal is to make your transition into your new home as enjoyable as possible and help you enjoy all the benefits of living in an Association. In order to begin to help you, we need some information so that we can call you to introduce ourselves and provide you with some basic information on the Association. Please fill in the following information below and we will contact you soon!

In the meantime, should you have any questions, we are available to assist you. Please contact your Community Manager, Jeanean Gillespie at 909-297-2552 or via email at jgillespie@keystonepacific.com. We look forward to partnering with you to make Summerwind Trails East Association a great community to live in!

Sincerely,

YOUR KEYSTONE PACIFIC TEAM

Name(s): _____

Address: _____

Phone Number (Best Daytime Contact): _____

Alternate Phone Number: _____

Email Address: _____

Mailing Address (if different): _____

Return form to:
JGillespie@keystonepacific.com



RULES AND REGULATIONS
SUMMERWIND TRAILS EAST
ASSOCIATION

Adopted February 8, 2019

Revised February 13, 2020

SUMMERWIND TRAILS EAST ASSOCIATION

RULES AND REGULATIONS

TABLE OF CONTENTS

	Page
SECTION 1	MEMBERSHIP INFORMATION..... 1
SECTION 2	DELINQUENCY POLICY 2
SECTION 3	COMMON AREA RULES AND REGULATIONS 5
SECTION 4	GENERAL PROPERTY RULES..... 6
SECTION 5	TENANT RULES AND REGULATIONS..... 8
SECTION 6	PARKING RULES 9
SECTION 7	PET RULES11
SECTION 8	SIGNAGE RULES.....12
SECTION 9	CONTRACTOR GUIDELINES.....15
SECTION 10	PARK RULES.....17
SECTION 11	NEIGHBOR TO NEIGHBOR DISPUTE POLICY18
SECTION 12	STORM DRAIN WATER RUN-OFF POLICY19
SECTION 13	INTERNAL DISPUTE RESOLUTION POLICY20
SECTION 14	ENFORCEMENT POLICY22
SECTION 15	FINE SCHEDULE23
SECTION 16	ELECTION RULES24
SECTION 17	PRIVACY POLICY.....30

INTRODUCTION

- These Rules and Regulations, adopted by the Board of Directors of the Summerwind Trails East Association, are subject to change at any time. Please contact the Association Manager to determine if this continues to be the most current version of the Rules and Regulations.
- Please refer to the CC&R's and consult an attorney or other licensed real estate professional regarding any questions you may have concerning your obligations as the Owner of a Lot within this Community, or concerning the interpretation of these Rules and Regulations.
- If there is any conflict between the provisions of these Rules and Regulations and current law, current law shall apply.

SECTION 1 MEMBERSHIP INFORMATION

Summerwind Trails East Association offers many advantages to the homebuyer. In order to protect and preserve these benefits, however, certain limitations and restrictions are placed on members of the Association.

Summerwind Trails East Association is a California non-profit mutual benefit corporation consisting of those Owners of Lots within the ultimate boundaries of the Community.

The purpose of the Association is to ensure that the Common Property and common facilities will be maintained in an attractive manner and will be available for the enjoyment of all Members. Your automatic membership in the Association provides a membership base to share the future costs of maintaining the Community.

The attached rules, regulations and policies have been developed with consideration given to providing each Member with the greatest enjoyment of the facilities without infringing on other Members and their rights to quiet enjoyment of their homes and Community.

Although these Rules and Regulations support the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerwind Trails East (herein after referred to as CC&R's) they do not cover the entirety of the document. Please be sure to read the CC&R's carefully. Where there is a conflict between these Rules and Regulations and the CC&R's, the CC&R's shall control.

The capitalized terms used in these Rules and Regulations shall have the meanings given them in the CC&R's, unless otherwise defined herein.

SECTION 2 DELINQUENCY POLICY

- 2.1 Assessments, late charges, interest, collection costs, and any attorneys' fees, are the personal obligation of the owner of the property at the time the assessment or other sums are levied.
- 2.2 Regular monthly assessments are due and payable on the first day of each month. A courtesy billing statement is sent each month to the billing address on record with the Association. However, it is the owner of record's responsibility to pay each assessment in full regardless of whether a statement is received. All other assessments, including special assessments, are due and payable on the date specified by the Board in the notice imposing such assessment.
- 2.3 Any payments made shall be first applied to assessments owed, and, only after the assessments owed are paid in full, shall such payments be applied to late charges, interest and collection expenses, including attorneys', trustee or small claims fees, unless the owner and that Association enter into an agreement providing for payments to be applied in a different manner.
- 2.4 When any regular or special assessment remains unpaid fifteen (15) days past its due date, said assessment shall be subject to a late charge not exceeding ten percent (10%) of the delinquent assessment or ten dollars (\$10.00), whichever is greater in accordance with California Civil Code 5650(b)(2), unless the CC&R's specifies a smaller amount.
- 2.5 In accordance with California Civil Code 5650(b)(3), the Board of Directors shall impose interest on all sums, including the delinquent assessment, reasonable costs of collection, and late charges, at a rate not to exceed twelve percent (12%) per annum, commencing 30 days after the assessment becomes due, unless the CC&R's specifies a rate of a lesser amount.
- 2.6 When any assessment remains unpaid forty-five (45) days past its due date, the Association, through its Management Company, shall mail a Pre-Lien Notification to the owner as required by California Civil Code 5660 by certified and first class mail, to the owner's mailing address of record advising you of the delinquent status of the account, impending collection action and the owner's right to request that the Association participate in the "meet and confer" program or in some form of internal dispute resolution process ("IDR"). The owner will be charged a fee for the pre-lien notification, which shall be charged to the delinquent member's account.
- 2.7 Within fifteen (15) days from the date of the postmark of the Pre-Lien Notification, a delinquent owner may submit a written request to the Association to meet with the Board to discuss a payment plan for the amount set forth in the Pre-Lien Notification letter. The Board shall meet with the delinquent homeowner in executive session within forty-five (45) days of the date of the postmark of the written request. Each request is handled on a case-by-case basis. The Board is

under no obligation to grant payment plan requests. Payment plans shall not interfere with the Association's ability to record a lien on an owner's separate interest to secure payment for the owner's delinquent assessments. If the Board authorized a payment plan, it may incorporate payment of ongoing assessments that accrue during the payment plan period. If a payment plan is approved, additional late fees for the homeowner will not accrue while the owner remains current under the terms of the payment plan. If the owner breaches an approved payment plan, the Association may resume its collection action from the time the payment plan was approved.

- 2.8 If an owner fails to pay the amounts set forth in the Pre-Lien notification and fails to request IDR within forty-five (45) days of the date of the Pre-Lien notification, the Board shall decide, by majority vote in an open meeting, whether to record a Notice of Delinquent Assessment (Lien) for the amount of any delinquent assessments, late charges, interest and/or costs of collection. This lien shall be recorded in the office of the County Recorder and mailed to the delinquent member. A fee for the lien processing work and a fee for the preparation and mailing said Notice of Delinquent Assessment by the Agent, Trustee or Attorney employed by the Association, shall be charged to the delinquent member's account. The lien may be enforced in any manner permitted by law, including without limitation, a small claims judgment, judicial or non-judicial foreclosure.
- 2.9 The decision to foreclose on a lien must be made by a majority of the Board of Directors in an Executive Session meeting and the Board of Directors must record their votes in the minutes of the next open meeting of the Board. The Board must maintain the confidentiality of the delinquent owner(s) by identifying the matter in the minutes by only the parcel number of the owner's property. Prior to initiating any foreclosure sale on a recorded lien, the Association shall offer delinquent homeowners the option of participating in IDR or Alternative Dispute Resolution ("ADR").
- 2.10 After thirty (30) days from recording the Notice of Delinquent Assessment, the Association may turn the members account over to the Association's Attorney or Trustee to enforce the lien by proceeding with judicial or non-judicial foreclosure sale when either (a) the delinquent assessment amount totals One Thousand, Eight Hundred Dollars (\$1,800.00) or more, excluding accelerated assessments and specified late charges and fees or (b) the assessments are delinquent for more that twelve (12) months. However, upon review of the Association Member's delinquent account, the Board may decide to take small claims court action. The Association is authorized under California law to charge the owner reasonable costs of collection for any action utilized.
- 2.11 "IMPORTANT NOTICE: IF YOUR SEPARATE INTEREST IS PLACED IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR ASSESSMENTS, IT MAY BE SOLD WITHOUT COURT ACTION".
- 2.12 An owner is entitled to inspect the Association's accounting books and records to verify the amounts owed on their account pursuant to California Civil Code

5205. If it is determined that the owner has paid the assessments on time, the owner will not be liable to pay the charges, interest, and costs of collection associated with collection of those assessments.

- 2.13 Owners have the right to provide a secondary address for mailing for purposes of collection to the Association. An owner may identify or change a secondary address at any time, provided that, if a secondary address is identified or changed during the collection process, the Association shall only be required to send notices to the indicated secondary address from the point the Association receives the request.
- 2.14 Prior to recordation of the release of any lien, or dismissal of any legal action, all assessments, late charges, interest, and costs of collection, including attorneys' fees, must be paid in full to the Association. The mailing address for overnight payments of assessments is 16775 Von Karman, Suite 100, Irvine, CA 92606 unless the account has been turned over to the association's trustee or attorney, then the homeowner would need to call said party for the full amount owed and their correct mailing address.
- 2.15 The foregoing policies and practices shall remain in full force and effect until such time as they may be changed, modified, or amended in their entirety, by a duly adopted Resolution of the Board of Directors of Summerwind Trails East Association. This policy is subject to change upon thirty (30) day written notice.

SECTION 3
COMMON AREA RULES AND REGULATIONS

- 3.1 Use of Common Area shall be subject to the provisions of the CC&R's and the Rules and Regulations, and to any limitations imposed by any other Governing Documents.
- 3.2 The Community is subject to all federal, state and local requirements of the National Pollutant Discharge Elimination System ("NPDES") adopted pursuant to the Federal Clean Water Act. No Owner may dispose of hazardous waste, substance or material into any storm drain or other drainage device located anywhere within the Community. Homeowners are required to add sandbags to their Lots as necessary to prevent any storm water/mud run-off from their Lots to the Common Area, both pre and post-construction. Homeowners shall maintain and replace sandbags as necessary until yard installation is complete. The following are prohibited:
- 3.2.1. Washing, hosing or rinsing of driveways, sidewalks or hardscape into the street.
 - 3.2.2. Washing, hosing or rinsing of vehicles into the street.
 - 3.2.3. Washing, hosing or spilling of any hazardous materials into the street.

Note: The above can be done provided run-off is diverted into landscaped areas.

SECTION 4 GENERAL PROPERTY RULES

- 4.1 Each Owner must properly maintain and periodically replace, when necessary, (except for any landscaping to be maintained by the Association which is part of the Association Maintenance Areas) plants, shrubs, trees and any other appropriate landscaping improvements on all yard areas that are on the Lot or on exclusive yard easement areas that are appurtenant to such Lot.
- 4.2 All lawn areas which are visible from a street shall be evenly cut, evenly edged, free of debris and weeds above the level of the lawn.
- 4.3 All trees and shrubs shall be trimmed so they do not impede pedestrian traffic along the streets and sidewalks. Trees shall be pruned so they do not contact Improvements constructed on an adjoining property.
- 4.4 All wrought iron, tubular steel or similar portions of a wall or fence shall be painted as needed to eliminate cracking, chipping and oxidation.
- 4.5 Noxious and offensive activities are prohibited in the Community or on any public street abutting or visible from the Community. The Board is entitled to determine if any noise, odor, or activity producing such noise or odor constitutes a nuisance.
- 4.6 At all times refuse, green waste, garbage and trash must be kept in covered, sanitary containers designed for such purpose and located within an enclosed area or areas screened from view.
- 4.7 Trash containers may be exposed to the view for a reasonable period of time on trash collection days (from 5:00 P.M. the night before the scheduled trash collection and shall be promptly returned to the appropriate screened areas by 10:00 P.M. the day of trash collection).
- 4.8 All exposed interior window covering shall be white or off white in color unless otherwise approved by the Applicable Design Review Committee.
- 4.9 Garage and Estate sales are prohibited, unless approved as part of a Community Wide Garage Sale Event.
- 4.10 Skateboards, bicycles, tricycles, motorcycles and any other form of wheeled toy or vehicle are prohibited on any of the landscaped areas or on private property of other owners.
- 4.11 Holiday decorations are permitted as follows:
 - 4.11.1 Decorations are permitted in your Lot; however, decorations of any type are not permitted in the Common Area. Any decorations found in the Common Area will be removed at the owner's expense.

- 4.11.2. All decorations are permitted up to 30 days prior to the holiday and must be removed within 14 days after the holiday. All holiday decorations celebrating holidays in December and January may be placed from Thanksgiving and removed by the end of the second week of January, each year.
- 4.11.3. Homeowners should be considerate of neighbors when decorating for holidays.

SECTION 5
TENANT RULES AND REGULATIONS

- 5.1 Upon the lease of a Residence, the Owner of such Residence shall promptly notify the Manager of the lease. The Owner shall provide to the Manager, in writing, the name and address of the lessee and any other information deemed relevant by the Association.
- 5.2 The Owner shall have the responsibility to acquaint their tenants and guests with the CC&R's, the requirements associated with recycled water as discussed in the **Recycled Water Declaration and the CC&R's**, and these Rules and Regulations of the Association.
- 5.3 For the purpose of these Rules and Regulations, a tenant shall be defined as anyone in possession of an Owner's residence in exchange for any sort of consideration, or at the sufferance of the Owners.
- 5.4 The rental of any guest or caretaker units (except to family members of the Owner of the respective Lot upon which such unit is located) is expressly prohibited.
- 5.5 If an Owner does not reside in his Residence and has delegated his right of enjoyment of the recreational amenities to their tenant who occupies the Residence they shall not be entitled to the use and enjoyment of any recreational amenities located on the Common Property during the term of such delegation/lease.
- 5.6 Any rental, lease, or other occupancy of a Lot, or portion thereof, for less than a period of thirty (30) consecutive days constitutes a violation of the CC&R's.

SECTION 6 PARKING RULES

- 6.1 Article II, Section 2.12.2 of the **CC&R's** shall govern parking use restrictions. The following parking rules are in addition to the parking use restrictions in Article II, Section 2.12.2 of the **CC&R's**.
- 6.2 All persons parking or stopping their vehicle at or on Common Area do so at their own risk. The Association is not responsible for any damage or injuries sustained as a result thereof.
- 6.3 Owners and residents shall keep garages readily available for parking of permitted vehicles at all times and shall not store any goods or materials therein or use any portion of the garage for a workshop or other use which would prevent use of the garage for parking the number of vehicles for which the garage was originally designed and constructed by a Neighborhood Builder.
- 6.4 Parking is not permitted on any portion of a driveway that is shared by two or more Lots, or on any driveway if parking thereon is prohibited by the City.
- 6.5 All of the streets within the Community are public streets. Curbside parking along the public streets shall be subject to the restrictions and limitations imposed by the City, Fire Authority, other applicable Public Agencies and the Association. Posted speed limits will be enforced on the public streets.
- 6.6 All vehicles parked on the streets must be parked in the direction of the flow of traffic. Vehicles may not be parked so as to extend into a sidewalk or impede access over any Common Area.
- 6.7 Vehicles may not be stored on any public streets or on any Common Area within the Community. A vehicle shall be deemed "stored" if it has not been moved for a period of 24 hours.
- 6.8 Vehicles shall not be parked in front of mailboxes or in any manner which may obstruct access to a mailbox by the U.S. Postal Service.
- 6.9 Any vehicle not classified as an Authorized Vehicle may not to be parked, stored or kept on any public street, on any residential driveway or other exterior portion of a residential Lot, on any Common Area, or on any other property adjacent to or visible from the Community, except for brief periods for loading, unloading, making deliveries or emergency repairs.
- 6.10 Motor homes, travel trailers, camper vans, boats and similar recreational vehicles are Restricted Vehicles under the **CC&R's** and may only be regularly parked (if at all) wholly within an Owner's lot (screened from view) or resident's garage in accordance with section 2.12.2 of the **CC&R's**.

- 6.11 A Common Area trailhead parking lot is located on Coriander Street, at the intersection of Olive Court, on Lot 108 of Tract No. 32702-5. Parking is prohibited in the trailhead parking lot between the hours of 11 PM and 5 AM every day. Vehicles parked in the trailhead parking lot in violation of this restriction may be **towed at the vehicle owner's sole expense**, in compliance with California Vehicle Code Section 22658.
- 6.12 No person shall operate an automobile, motorized scooter, moped, motorized razor, golf cart, motorcycle, all-terrain vehicle or any other type of motor vehicle within the Community, including the Common Area, without a valid driver's license, or a California learner's permit, provided that all conditions imposed on such license or permit are satisfied.
- 6.13 Vehicles parked in a marked fire lane, within 15 feet of a fire hydrant, in a parking space designated for handicapped parking without proper authority, and in a manner that interferes with any entrance to, or exit from, the Community or from an Owner's Separate Interest, shall be subject to immediate tow, at Owner's expense.
- 6.14 All drivers operating a vehicle within the Community shall abide by all posted traffic control signals and signs, including, but not limited to, all posted speed limits, stop signs, and crosswalks. All persons driving within the Association shall exercise caution and reasonable driving conduct when operating a vehicle. All drivers must be aware that children and those accompanying children cross the streets within the Community for ingress, egress and access to and from their respective homes and Common Area facilities.
- 6.15 All persons driving within the Association shall abide by California Vehicle Codes pertaining to school buses. When a school bus is stopped for the purpose of unloading or loading students, regardless of whether the red lights are flashing or any stop signal arm is activated, all approaching vehicles from all directions must stop until all students are loaded or unloaded and the school bus begins to move again.
- 6.16 Contractors shall not leave vehicles or equipment on streets overnight.
- 6.17 Owners shall be responsible at all times for compliance by their tenants, guests and contractor's with all parking and traffic provisions of the Governing Documents.
- 6.18 In addition to towing, the Board may levy a fine for each individual parking or traffic violation, in accordance with the Association's enforcement and fine policy.

SECTION 7
PET RULES

- 7.1 Problems associated with animals, including noise disturbances and defecation should be directed to Animal Control at (951) 769-8500.
- 7.2 All Owners must obey the City of Calimesa's "Leash Law" that requires dogs that are not on their own property be on a 6 foot or shorter leash, held by a person who can completely control the dog at all times.
- 7.3 It is unlawful to leave your pet's feces on any public or private property that is not owned by you. Violation of this law is punishable by a city imposed fine.
- 7.4 Each Owner shall be responsible for cleaning up any excrement or other unclean or unsanitary condition caused by their animal.
- 7.5 These rules are in addition to the animal restrictions in Article II, Section 2.13 of the CC&R's.

SECTION 8 SIGNAGE RULES

8.1 General.

- 8.1.1. No sign or billboard of any kind shall be displayed to the public view on any portion of the Summerwind Trails East Common Property except for signs used by Declarant (or by a Neighborhood Builder with Declarant's consent) in connection with the development of the Community and sale or lease of Lots.
- 8.1.2. In accordance with Section 712, 713 and 4715 of the California Civil Code, an Owner may display on his/her Lot or on real property owned by others with their consent, or both, signs which are reasonably located, in plain view of the public, are of reasonable dimensions and design, do not adversely affect public safety, including traffic safety, and which advertise the property for sale, lease or exchange, or advertise directions to the property or the Owner's or agent's telephone number.
- 8.1.3. All signs shall comply with the City of Calimesa Municipal Codes regarding signs and any other applicable governmental ordinances.
- 8.1.4. Signs erected in Common Areas not complying with the rules will be removed by a representative of the Association.
- 8.1.5. All Owners shall comply with the following Summerwind Trails East Association's "For Sale" and "Open House" Sign Regulations as well as the requirements of Article II, Section 2.11 of the CC&R's.

8.2 "For Sale" Signs.

Article II Section 2.11 of the CC&R's and the City of Calimesa regulates all signs at Summerwind Trails East Association. Consistent with these regulations, the Board of Directors has approved the following standards for "For Sale" signs. Homeowners listing their homes with a real estate agent are responsible for ensuring that the agent complies with these standards. Signs deviating from these standards may be moved without notice from the Common Area. These regulations shall also apply to "For Lease" signs.

- 8.2.1. Residents (or their agents) wishing to advertise "For Sale" for purposes of selling their property must use a standard sign with restrictions on type, design, location, and quantity.
- 8.2.2. Signs are to conform to the following specifications:
 - (a) The total sign area shall be contained within a 12" x 18" area.
 - (b) The top of the sign shall not exceed 4' above ground level.

- (c) Primary Text Color: GREEN 104C • BLACK 85%
- (d) Primary Text Font: CENTURY SCHOOLBOOK REGULAR
- (e) Background Color: White
- (f) Pole Color: Black

- 8.2.3. The sign must be professionally prepared on weather-resistant material.
- 8.2.4. Only one sign is permitted per dwelling unit. Brochure boxes, attached riders, sold signs, flags, banners, balloons and promotional paraphernalia are prohibited. Additionally, only the brokerage firm name or "For Sale by Owner" with the owner's or agent's address & phone number may be included on the sign. The approved sign format and colors are on file and can be purchased at R.E.S.S. (Real Estate Signs and Supplies), 23252 Del Lago, Laguna Hills, CA 92653, (949) 855-1355, or such vendor(s) that may be designated in the future.
- 8.2.5. The sign may be placed no further away from the dwelling unit than half the distance between the dwelling and the sidewalk. No sign shall be attached to the ground by means other than a conventional single vertical stake which shall not exceed 2" x 3" in diameter. Posts, pillars, frames, or similar arrangements are prohibited.
- 8.2.6. Developer is exempt from these restrictions during the entire sales phase.
- 8.2.7. Property owners who fail to comply with this policy will be subject to enforcement in accordance with the Enforcement Policy.

8.3 "Open House Signage on Common Areas.

Article II Section 2.11 of the CC&R's and the City of Calimesa regulate all signs in the Summerwind Trails East Association. Consistent with these regulations, the Board of Directors has approved the following standards for "Open House" signs. Homeowners listing their homes with a real estate agent are responsible for ensuring that the agent complies with these standards. Signs deviating from these standards may be moved without notice from the Common Area.

- 8.3.1. Residents (or their agents) wishing to advertise "Open House" for purposes of selling their property must use a standard sign with restrictions on type, location, and quantity.
- 8.3.2. Signs are to conform to the following specifications:
 - (a) The total sign area shall be contained within a 12" x 18" area.
 - (b) The top of the sign shall not exceed 4' above ground level.

- (c) Primary Text Color: GREEN 104C • BLACK 85%
 - (d) Primary Text Font: CENTURY SCHOOLBOOK REGULAR
 - (e) Background Color: White
 - (f) Pole Color: Black
- 8.3.3. The Owner of the sign shall identify the sign as his/hers with their initials in an area no larger than 2" x 3".
- 8.3.4. A maximum of one sign (in total) may be placed on Common Area. At a four-way intersection there are four corners where only four signs may be placed.
- 8.3.5. Signs may not remain on Common Areas overnight.
- 8.3.6. Brochure boxes, attached riders, flags, banners, balloons and promotional paraphernalia are prohibited. Additionally, only "Open House" and a directional arrow may be included on the sign. The approved sign format and colors are on file and can be purchased at R.E.S.S. (Real Estate Signs and Supplies), 23252 Del Lago, Laguna Hills, CA 92653, (949) 855-1355, or such vendor(s) that may be designated in the future.
- 8.3.7. "Open House" signage may be posted on Saturdays and Sundays only and at a frequency of two weekends per month maximum.
- 8.3.8. The Owner of the property for sale is solely responsible for adherence to these and all other Summerwind Trails East Association Rules and policies.
- 8.3.9. Property owners who fail to comply with this policy will be subject to enforcement in accordance with the Violation Enforcement Policy.

SECTION 9 CONTRACTOR GUIDELINES

Association members are responsible for the actions of any contractor they hire to perform work in the Community and to ensure that any contractor hired adhere to the following:

- 9.1 Contractor shall abide by all traffic safety rules and signs, posted and otherwise. The Association is a family community – watch for children playing.
- 9.2 Vehicles and other equipment must be parked in such a manner so as not to block traffic or access to fire hydrants, driveways, streets or mailboxes.
- 9.3 Contractors shall not leave vehicles, equipment, trash, construction debris or material on streets overnight.
- 9.4 Contractors shall adhere to all Local Ordinances in the performance of work.
- 9.5 Portable toilets or similar temporary toilet facilities shall be located only on the Lot itself, set back five (5) feet from the side yard property line, or in a location approved by the DRC.
- 9.6 Dumpsters shall be maintained in a neat and sanitary manner on the residential lot during construction. Materials shall be placed so that they are not visible outside of the dumpster. A regular dumping service shall be retained a minimum of once per week. Dumpsters are not permitted, on shared driveways, streets, or on Association maintained property.
- 9.7 Community landscaped areas and sidewalks shall be protected during construction. The Association will repair any damage to the Common Area caused by any construction activity and will either back-charge the Lot owner or will deduct the cost thereof from the construction/clean up deposit. For major remodels, the Association reserves the right to require screened fencing, which includes the use of a six foot chain link fence and frontage gate secured by a dark green mesh behind the sidewalk, which shall be maintained in good condition and all construction materials must be kept behind the fence.
- 9.8 If lumber or other packaged material is unloaded in the street, street access must not be blocked and safety warning devices must be used while the material is being unloaded. The maximum length of time that material can be stockpiled in the street is eight (8) hours. Unpackaged material, such as sand or soil, may not be unloaded in the street. Stockpiling in the street is prohibited.
- 9.9 No construction equipment, materials, debris or trash shall be allowed to accumulate or be stored on the properties.
- 9.10 Contractors shall not bring or use alcohol or recreational drugs on site.

- 9.11 Contractors shall not bring dogs on site. Contractors shall only be allowed to bring onto the properties persons who are working with contractor on the construction project.
- 9.12 Contractors must take all necessary safety precautions and shall erect and maintain barriers, lights, signs and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions associated with their construction activity.
- 9.13 All construction activity must comply with local governmental codes/permits as well as plans approved by the Association's Design Review Committee.
- 9.14 At the end of the work day, the streets must be left broom clean. All debris (i.e. paper, bottles, cans and litter) must be removed from the job site on a daily basis. Street washing is strictly prohibited.
- 9.15 Contractors shall not play radios or other musical appliances so that the sound extends across the lot property lines. Contractors shall minimize noise impacts from generators or other construction equipment.
- 9.16 Contractors must perform work in accordance with Best Management Practices and the Master Water Quality Management Plan (i.e. Erosion and sediment controls must be in place. Washing must be confined to the lot area. Materials may NOT be discharged into the storm drain).
- 9.17 Any contractor violating these rules may be subject to immediate denial on entry into the Community until a hearing can be held to address the violation with the responsible owner. For more serious violations, the contractor may be denied entry permanently.

SECTION 10 PARK RULES

- 10.1 Park hours are as posted, unless reserved by the Association for special events.
- 10.2 Children under the age of 12 should be supervised by parents/guardians/persons over 18 at all times.
- 10.3 Use of the Common Property shall be subject to the provisions of the CC&R's and the Rules and Regulations, and to any limitations imposed by any other Governing Documents.
- 10.4 The park areas are for the use of Association members and their guests. Guests must be accompanied by a Member at all times. Members shall be responsible for the conduct of their guests.
- 10.5 The parks may not be used for commercial purposes other than those endorsed by the Association.
- 10.6 Small parties of less than 25 guests may be held, provided the resident sponsors are courteous of the neighbors and control noise. Members hosting a small party shall be completely responsible for his/her own set-up and clean-up. All clean-up shall be completed prior to leaving the area.
- 10.7 Barbecue use, if applicable, is on a first come first serve basis. Residents are responsible for clean-up after use of the facilities. All trash is to be placed in receptacles, and grills are to be scraped with brush, after each use.
- 10.8 Management reserves the right to close the parks at any time in order to repair, clean and maintain premises.
- 10.9 Skate boarding, roller blading, and motorized equipment (e.g. scooters) are prohibited at all times.
- 10.10 Bounce Houses, Waterslides or temporary pools are not permitted.
- 10.11 Smoking of any kind, including, but not limited to, cigarettes, cigars, pipes, e-cigarettes, vapor pens, vapor pipes, and hookahs, is prohibited at any of the parks within the Community.
- 10.12 Fire pits and barbecues, other than those which may be provided by the Association, are prohibited.

SECTION 11
NEIGHBOR TO NEIGHBOR DISPUTE POLICY

- 11.1 The Association will not become involved in neighbor to neighbor disputes unless the issue involves Association Common Property.

SECTION 12
STORM DRAIN WATER RUN-OFF POLICY

- 12.1 Any fines assessed by a City, County or government agency that are assessed as result of acts by an Owner or their guest(s) will be passed along to the Owner in the form of a "Special Assessment" or "Compliance Assessment".
- 12.2 Any assessment related to storm drain violations and collection thereof will be subject to the Delinquency Policy of the Association.

SECTION 13 INTERNAL DISPUTE RESOLUTION POLICY

Pursuant to Civil Code § 5900, the purpose of the Internal Dispute Resolution (IDR) Policy is to provide a fair, reasonable and expeditious procedure for resolving a dispute between the Association and a Member involving the parties' rights, duties, or liabilities under the Davis-Stirling Common Interest Development Act, Civil Code § 4000 et seq., under the Nonprofit Mutual Benefit Corporations Law contained in Part 3 (commencing with Section 7110) of Division 2 of Title 1 of the Corporations Code, or under the governing documents of the Association.

13.1 (a) The Internal Dispute Resolution (IDR) process may be begun by either the Association or the Member (the "requesting party") requesting the same, in writing, and serving the other party (the "responding party") with a copy of the written request ("the Request") by certified mail. If the process is invoked by a Member, the Association shall participate. If the process is invoked by the Association, the Member may elect not to participate in the procedure. Should the Member elect not to participate in the procedure, however, the Member shall thereby waive any right to appeal or ask the Board of Directors to reconsider any decision it may make regarding the dispute.

(b) If a Member is the responding party and agrees to participate in IDR, the Member shall return a written response ("the Response") accepting the Association's Request for IDR.

13.2 In response to a request for IDR, the Board shall appoint one or more board members (or other person(s) who is/are not a member of the Board) to be representatives of the Board, and set the parameters within which the Board's designated representative(s) may propose to resolve the dispute.

Within fifteen (15) days after the next regularly scheduled Board meeting following the Association's receipt of a Request for IDR, the Board shall inform the Member by first class mail, of the representative or representatives it has designated to represent the Association in the process, together with a proposed date, time and place for the Association's designated representative(s) and the Member to meet and confer in an attempt to resolve the dispute. The parties shall schedule and conduct the meeting within thirty (30) days following such designation.

13.3 The parties are encouraged not to involve their attorneys in the IDR process, so that the parties may feel free to engage in direct and informal discussion. Any discussions relating to an IDR are considered confidential settlement discussions. Should the Member decide to bring his/her/its attorney to the meet and confer or mediation, or if the Member is an attorney, the Member shall give the Association ten (10) business days' written notice of the same by fax, overnight mail or overnight delivery, so that the Association can arrange to have its attorney attend as well. Should the Association decide to have its attorney present at the meet and confer or mediation, the Association shall give the

Member ten (10) business days' written notice of the same by email, fax, overnight mail or overnight delivery, so that the Member can arrange to have his/her/its attorney attend as well.

- 13.4 Whether the parties meet and confer or mediate their dispute, they shall each have the opportunity to state and explain their positions regarding the issue or matter in dispute. If during the meet and confer or mediation the Member and the Board's representative(s) reach an agreement in principal regarding the manner in which the dispute may be resolved, they shall put the agreement in writing and the Member shall sign it. At the next regularly scheduled meeting following the meet and confer or mediation, the Board of Directors should consider the agreement and, if it is approved by a majority vote of a quorum of the Board, the appropriate officer(s) shall sign the agreement, at which time the agreement shall become binding upon the Association and the Member. The agreement shall only become binding and enforceable upon the parties if such action is taken by the Board of Directors and it is not in conflict with the law or the Association's governing documents. Should the Board of Directors decide to become bound by, and therefore sign, the agreement, a copy of the signed agreement shall be returned to the Member within fifteen (15) days following the Board's execution of the agreement, and the original of the agreement shall be maintained in the Association's business records.

SECTION 14 ENFORCEMENT POLICY

Discovery of Violation

- 14.1 Any violation that is an alleged violation of the Association's governing documents or Rules and Regulations will be processed according to the procedure outlined herein.
- 14.2 In the event the Board of Directors, or its managing agent, determines a violation of the Association's governing documents exists, the Board would act as follows:
- 14.2.1. Send a letter to the Owner stating the alleged violation and date needed to cure said violation.
 - 14.2.2. Upon expiration of the cure date, if the violation still exists, the Owner will be asked to attend a hearing with the Board of Directors.
 - 14.2.3. The Owner will be notified as to the decision rendered by the Board as a result of the hearing. If the Owner is found to be in violation of the Summerwind Trails East Association's documents, the Board will either (a) seek remedy by use of alternative dispute resolution such as mediation or arbitration; (b) levy a Compliance Assessment; (c) temporarily suspend the voting rights attributable to the Owner's Lot; (d) temporarily suspend rights to use any common recreational amenities located on the Summerwind Trails East Association; (e) enter upon a Lot to monitor and enforce compliance; (f) record a notice of noncompliance; or (g) a combination thereof.
 - 14.2.4. If the decision is to pursue a monetary fine system, the Association's Fine Schedule will apply.
- 14.3 Notwithstanding the above, for more serious violations, which are within the sole discretion of the Board to decide, the matter may be immediately set for a hearing, and the matter may be referred to the Association's attorney for more immediate pursuit of appropriate legal action.

NOTE: A violation is defined as an act or failure to act, by a Member that, in the opinion of the Board of Directors, is in conflict with the CC&R's, Bylaws, Rules and Regulations and/or Design Guidelines of the Association.

SECTION 15
FINE SCHEDULE

- 15.1 If the result of the hearing is a monetary fine, the following fine schedule will apply:
- 15.1.1. For violations of time frames for completion of landscaping and landscape installation compliance, the homeowner may be assessed a \$100.00 fine following the first hearing, a \$200 fine following the second hearing, and a \$300 fine following every hearing thereafter.
 - 15.1.2. Violations for commencing construction without obtaining DRC approval, the homeowner may be assessed a \$1,000.00 fine.
 - 15.1.3. For rental, lease or occupancy violations, including, but not limited to, those which are less than thirty (30) days, a fine of \$1,000 will be applied after the first hearing, a \$2,000 fine following the second hearing, and a \$4,000 fine following every hearing thereafter.
 - 15.1.4. For tree topping and any other intentional damage to Common Area, a fine of \$2,500.00 will be applied.
 - 15.1.5. For all other violations, a fine of \$100.00 may be assessed to the homeowner's account following the first hearing, and a \$250 fine may be assessed following each hearing thereafter.
- 15.2 Any fines not paid may result in legal action in accordance with California law.
- 15.3 The Board may determine to use alternative dispute resolutions or cause correction of the violation to effect a cure and the Owner may be responsible for legal fees and/or reimbursement of costs to the Summerwind Trails East Association.

NOTE: Should a violation occur which imposes a financial obligation on the Association, the party responsible for said violation shall reimburse, by way of a Compliance Assessment, the Association for this financial obligation. If, for example, a party damages a fence, tree or any other Common Property, repair and replacement costs will be charged to that party.

SECTION 16 ELECTION RULES

- 16.1 Application of Rules: These rules shall apply to any meeting of the membership or solicitation of membership approval by a ballot vote (i) regarding matters specified in California Civil Code Section 5100(a), and (ii) any other matter **unless the Association's Board of Directors** has elected to conduct such vote or solicit such member approval for such other matter in accordance with California Corporations Code Section 7513, in which case the provisions of (A) Corporations Code Section 7513, (B) **the Association's Bylaws**, and (C) other applicable provisions of the California Corporations Code will apply to the exclusion of these Election Rules and Procedures. The Election Rules contained herein are intended to be in compliance with Civil Code Section 5100 et seq., and should be interpreted as such.
- 16.2 Membership Voting: Pursuant to the Association's governing documents, the Association has the following voting classes:
- a. Class A Members: Class A Members are all Owners except Declarant and the Neighborhood Builders for so long as there exists a Class B Membership. Class A Members in the Community are entitled to one (1) vote for each Separate Interest owned by such Class A Members which is subject to assessment. Declarant and the Neighborhood Builders shall become Class A Members upon conversion of the Class B Membership. When more than one (1) Person owns any Separate Interest, all such Persons are Members. The vote for such Separate Interest shall be exercised in accordance with the Governing Documents, but no more than one (1) Class A vote may be cast for any Separate Interest. The Class A votes allocated to Declarant and the Neighborhood Builders shall be exercised by Declarant.
 - b. Class B Members: The Class B Members are Declarant and the Neighborhood Builders. The Class B Members are entitled to three (3) votes for each Separate Interest owned by Declarant or Neighborhood Builder which is subject to assessment. The Class B Membership shall be converted into Class A Membership as described in the Declaration.

Declarant shall have a Class C Board Appointment right (whether or not Declarant is an Owner) ("Class C Board Appointment Right"). The Class C Board Appointment Right shall not be considered a part of the voting power of the Association. The Class C Board Appointment Right entitles Declarant to select a majority of the members of the Board of Directors until the Class C Termination Date, as described in the Declaration.

16.3 Record Dates: In the absence of a specific resolution of the Board for any given election, the record date for determining the right of a Member to receive notice and to vote shall be the date that ballots are distributed, and shall include all separate interests reflected in the Association membership list as of such record date. Members may verify and update their individual information contained in the Association's records anytime up to the date ballots are distributed, and are encouraged to review their personal information by the deadline set for submitting nominations of candidates to ensure Members review their personal information at least thirty (30) days before the ballots are mailed. The voter list shall include for each separate interest: (1) name; (2) voting power; (3) the separate interest address, parcel number or both; and (4) the mailing address, if different. The voting period shall start when ballots are distributed and shall close when the ballots are counted. The polls shall close for any Member vote as specified in the ballot materials or as determined by the Inspector(s) of Election at any Member meeting.

16.4 Candidate Qualifications: Beginning with the first annual meeting of the Owners, the Association's property, business and affairs shall be governed and managed by a Board of Directors composed of no fewer than three (3), nor more than five (5) persons elected or appointed at the first annual meeting. Beginning with the first annual meeting of the Owners, the initial authorized number of Directors will be fixed at three (3). Each Director shall hold office until the earlier of (a) the end of the Director's term of office after a successor has been elected, or (b) the Director's death, resignation, removal or judicial adjudication of mental incompetence.

At the first annual meeting, and at any future election in which all Board seats are to be filled, the term of office of the two (2) Directors receiving the highest number of votes shall be three (3) years and the term of office of the Director receiving the next highest number of votes shall be two (2) years. Directors appointed by exercise of Declarant's Board Appointment Right shall be deemed to have received the highest number of votes. Thereafter, new Directors shall be elected or appointed (as applicable) to fill any vacancies.

At any future election in which all Board seats are to be filled, the term of office of each Director elected to fill a vacancy created by expiration of a Director's term of office shall be two (2) years. The term of office of each Director elected to the Board for any other reason shall be the balance of the unserved term. There is no limit on the number of terms which a Director may serve.

Subject to Civil Code §5105, all Candidates for the Board must meet the following qualifications:

- a. The Candidate must be an Owner or an agent of the Declarant as long as Declarant owns any property within the Community. If title to a separate interest is held by a legal entity, such entity may appoint a natural person to serve or vote on such entity's behalf by delivering evidence of an appropriate written appointment to the Association;
- b. The Candidate must be current in the payment of all regular and special assessments. For the purposes of these election rules, "current" means no regular or special assessment is past due by more than fifteen (15) days, or such period of time as is specifically defined in the Association's collection policy;
- c. The Candidate may not hold a joint ownership interest in the same separate interest as any other candidate or incumbent director; and
- d. The Candidate is not eligible to run if the Association is aware or becomes aware of a past criminal conviction that would, if the Candidate were elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code §5806 or terminate the Association's existing fidelity bond coverage.

16.5 Director Requirements: To remain qualified to serve on the Board of Directors, an Owner who has been elected to the Board of Directors must:

- a. Be current in the payment of all regular and special assessments;
- b. Not be absent from more than three (3) consecutive regularly scheduled meetings of the Board;
- c. Attend at least seventy-five percent (75%) of the Board meetings held during the year and attend the entire meeting each time;
- d. Comply with every duly approved action of the Board;
- e. Comply with the Governing Documents and correct, within five (5) days after receipt of notice, any violation of the Governing Documents for which that Director has been determined to be responsible pursuant to applicable due process requirements;
- f. Exhibit respect, professionalism and courteous behavior to other Directors, Owners, committee members, vendors, the Manager and its staff, and any other Person associated with or retained by the Association;
- g. Be at all times an Owner in good standing;

answers to such questions and may impose a limitation upon the number of words for the response to any question presented.

- 16.8 Availability of Meeting Space: Access to common area meeting space shall be made equally available, at no cost, to all Candidates and/or Members desiring to use such space for any reason reasonably related to a membership vote. The Association may meet the requirements of this section by hosting a "Meet the Candidates Night", or other such special meeting, so long as every Candidate and/or Member is provided with an equal opportunity to participate in the event.
- 16.9 Ballot Distribution: A ballot shall be distributed to every Member reflected in the Association membership list on the date that ballots are distributed. Replacement ballots will be provided upon request to anyone who was a Member as of the date when ballots were distributed. The Association shall not deny a ballot to a person with general power of attorney for a Member. A ballot submitted by a person with general power of attorney for a Member, if valid and returned by the applicable deadline, shall be counted by the Association. At least thirty (30) days prior to any election, the Inspector(s) of Election shall deliver or cause to be delivered: (1) a ballot to each Member reflected on the voting list; and (2) a copy of these election rules. Delivery of these election rules may be accomplished by posting them on an internet website and including on the ballot the corresponding internet website address together with, in at least 12 point font, the phrase: "The rules governing this election may be found here:".
- 16.10 Proxies: Votes may be cast in person or by proxy. Proxies must be in writing, comply in form with the requirements of California *Civil Code* Section 5130, and be filed with the Secretary of the Association in advance of each meeting. Every proxy is revocable and automatically ceases to have any further legal effect after completion of the meeting for which the proxy was filed. Any form of proxy distributed by any Person to the Owners must afford the opportunity to specify a choice between approval and disapproval of each matter or group of matters to be acted on. The proxy must provide that, when the Owner specifies a choice, the vote shall be cast in accordance with that choice. The proxy must also identify the person authorized to exercise the proxy and the length of time it will be valid.
- 16.11 Inspector(s) of Election: Prior to the presentation of any issue to the Members for a membership vote, the Board may appoint one (1) or three (3) Inspector(s) of Election. In the absence of a specific appointment by the Board, or in the event that an appointed Inspector is unable or unwilling to serve, then the Members in

attendance at any duly held meeting of the Members at which a quorum is present may elect an Inspector or Inspectors to serve.

Any Inspector(s) of Election must be an independent third party. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the Association for any compensable services other than serving as an Inspector(s) of Election. An Inspector may not be: (1) a Director; (2) a Candidate; (3) a Director's relations; or (4) a Candidate's relations.

The Inspector(s) of Election may appoint and oversee additional persons to verify signatures and to count and tabulate votes as the Inspector(s) of Election deem appropriate, provided that the additional persons satisfy the eligibility requirements for service as an Inspector of Election.

In the absence of a more specific determination by the Inspector(s) of Election, the Association's management company shall prepare and retain the association election materials (i.e., the candidate registration list, voter list, ballots, signed voter envelopes, and any proxies) for a period of three (3) years following any election.

Inspector(s) of Election shall perform all duties impartially, in good faith, to the best of their ability, as expeditiously as practical, and in a manner that protects the interest of all Members of the Association.

- 16.12 Meeting Conduct: Any counting of ballots shall be done at an open meeting of the membership or the Board of Directors. Any Candidate or Member may observe the count, but shall stand at least five feet away from the Inspector(s) of Election. No person may harass, cajole or otherwise interfere with the Inspector(s) of Election while the count is taking place. Persons not specifically authorized to do so may not touch any secret ballot or other election materials. All ballots will be made available for inspection by any Candidate or Member during regular business hours at the Association's management office once the meeting is concluded. Any person violating this section may be asked by the Inspector(s) of Election or the meeting chair to leave the meeting to prevent further disruption.

SECTION 17
PRIVACY POLICY

- 17.1 California statute currently allows a member of an Association to request and obtain a membership list, including members' names and addresses. Unless you "opt out", then the Association may be required to release your personal contact information in response to such a request.
- 17.2 California Code of Civil Procedure Section 5220 allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association in writing. By opting-out, you are notifying the Association that you prefer to be contacted via the alternative process described in Corporations Code Section 8330(c), which requires the association to mail information directly to a member, rather than releasing that member's private contact information.
- 17.3 If you chose to opt-out of sharing your name, property address, and mailing address under the membership list, pursuant to Civil Code Section 5220, the opt-out designation shall remain in effect until changed by you, by written notification to the Association's Managing Agent.

1432012.4

1/28/19

DESIGN GUIDELINES
**SUMMERWIND TRAILS EAST
ASSOCIATION**

**Questions Regarding the Content of These Guidelines
Should be Directed to:**

**KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC
3155-D Sedona Court, Suite 150
Ontario, CA 91764
(909) 297-2550**

Adopted February 8, 2019 Revised 8.8.19, Revised 8.13.20

TABLE OF CONTENTS

	Page
SECTION 1 INTRODUCTION	1
1.1 Purpose & Policies.....	1
SECTION 2 DESIGN REVIEW COMMITTEE ROLE	1
2.1 Scope.....	1
2.2 Failure to Obtain Approval.....	2
2.3 Deviation from Plans	2
2.4 Specificity In Plans	2
2.5 Depiction of Easements	2
2.6 Compliance With Local Ordinances.....	2
2.7 Amendments to Guidelines.....	2
SECTION 3 SUBMISSION OF YOUR ARCHITECTURAL APPLICATION	3
3.1 When Should I Submit My Architectural Application?	3
3.2 What Should I Submit?.....	3
3.2.1 Application.....	3
3.2.2 Plans and Specifications	3
3.2.3 Supplemental Materials	3
3.2.4 First Submittal.....	4
3.2.5 Subsequent Submittal.....	4
3.2.6 Appeal/Variance	4
3.3 What Should My Plan Include?	4
3.3.1 Plot Plan.....	4
3.3.2 Landscape Plan	4
3.3.3 Drainage/Irrigation Plan.....	4
3.3.4 Improvement Plan.....	4
3.3.5 Hardscape Plan.....	4
3.3.6 Outdoor Lighting Plan	4
3.4 Details to be Noted on Plans.....	4
3.4.1 Residence Location.....	4
3.4.2 Dimensions	4
3.4.3 Materials	5
3.4.4 Elevations.....	5
3.4.5 Colors.....	5
3.4.6 Irrigation, Drainage, Landscaping, Structures	5
3.4.7 Plant Details	5
3.4.8 Water Features	5
3.4.9 Statues or Fountains.....	5
3.4.10 Lot and Owner Information	5
3.5 Other Information	5
3.5.1 Color Samples.....	5

TABLE OF CONTENTS
(continued)

	Page
3.5.2 Other Information	5
3.5.3 Additional Fees	5
3.5.4 Owner Obligations and Limitations.....	5
3.5.5 Approval Limitations	6
3.5.6 Technical Limitations	6
3.5.7 Waiver of Guidelines	6
3.5.8 Use of Neighboring and Common Property	6
3.5.9 Repair and Replacement	7
3.5.10 Storage of Materials.....	7
3.5.11 Drainage System	7
3.5.12 Compliance with Guidelines.....	7
3.5.13 Governing Documents	7
3.5.14 Yucaipa Valley Water District.....	7
3.5.15 Procedural Requirements	7
3.6 Appeal.....	7
3.7 Variance	8
3.8 Submittal to the DRC, Yucaipa Valley Water District (YVWD) and City of Calimesa	8
3.9 Best Management Practices	8
3.10 Hours of Operation	9
3.11 Notice of Completion (Exhibit B).....	9
SECTION 4 GENERAL GUIDELINES	9
4.1 Model Complexes	9
4.2 Front Yards	9
4.2.1 Maintenance.....	9
4.2.2 Paving Materials	9
4.2.3 Driveway Expansion Limits	9
4.2.4 Service Walkway	10
4.2.5 Parkway Grass Modification.....	10
4.2.6 Setback from Sidewalk	10
4.2.7 Builder Installed Trees.....	10
4.2.8 Mulch/Planter Coverage Requirement.....	10
4.2.9 Synthetic Turf	10
4.2.10 Fountains.....	11
4.2.11 Statues.....	11
4.2.12 Basketball Backboards.....	11
4.3 Rear Yards/Side Yards.....	11
4.3.1 Maintenance.....	11
4.3.2 Paving Materials	11
4.3.3 Low Walls/Planter Walls/Raised Hardscape	11
4.3.4 Setbacks from Perimeter Wall/Fence and Side Wall/Fence	11

TABLE OF CONTENTS
(continued)

	Page
4.3.5 Raised Planters.....	11
4.3.6 Wall Fountains.....	12
4.3.7 Fountains.....	12
4.3.8 Statues.....	12
4.3.9 Basketball Backboards.....	12
4.3.10 Exterior Staircases.....	12
4.4 Recycled Water Irrigation Requirements.....	13
4.5 Potted Plants.....	13
4.6 Trees.....	13
4.6.1 Trees.....	13
4.6.2 Front Yards.....	13
4.7 Drainage.....	13
4.7.1 Established Drainage.....	13
4.7.2 Pipe Systems and Valves.....	14
4.8 Swimming Pools, Water Features and Spas.....	14
4.9 Accessory Equipment.....	14
4.9.1 Screened from View.....	14
4.9.2 Location.....	14
4.9.3 Conform.....	14
4.9.4 Gas Fired Heaters.....	14
4.10 Patio Covers/Gazebos/Trellis/Decks/Playhouses/Play Structures.....	14
4.10.1 Gazebos.....	15
4.10.2 Trellis/Patio Cover.....	15
4.10.3 Deck.....	16
4.11 Walls/Fences/Gates.....	16
4.11.1 Double Fences or Walls.....	16
4.11.2 Height.....	16
4.12 Play Structures.....	16
4.13 Temporary Structures.....	16
4.14 Exterior Fires/Barbecues/Fireplaces.....	16
4.14.1 Fireplaces.....	16
4.14.2 Fire Pits.....	17
4.14.3 Frontyards.....	17
4.15 Alteration of Community Common Property.....	17
4.16 Address Numbers.....	17
4.17 Lighting.....	17
4.18 Security Cameras.....	17
4.19 Flags of the United States / Decorative Flags.....	17

TABLE OF CONTENTS
(continued)

	Page
4.19.1 U.S. Flag	17
4.19.2 DRC Approval	18
4.19.3 Location of Decorative Flags.....	18
4.19.4 Condition of Decorative Flags	18
4.20 Advertising/Contractor Signs.....	18
4.21 Post Tension Slabs	18
4.22 Mailboxes.....	18
4.23 Streets/Walkways.....	18
4.24 Window Coverings	19
4.25 Window Tinting.....	19
4.26 Outside Installations.....	19
4.27 Holiday Lighting/Seasonal Decorations	19
4.28 Solar Energy Systems	19
4.28.1 Minimum Height	19
4.28.2 Roof Mounting.....	20
4.28.3 Wiring	20
4.28.4 Array Surface	20
4.28.5 Compliance with Laws	20
4.28.6 Enforcement.....	20
4.29 Satellite Dishes & Antennae	20
4.29.1 Location and Size.....	20
4.29.2 Wiring	20
4.29.3 DRC Approval	20
4.29.4 Camouflage	20
4.30 Screen Doors.....	20
4.31 House Painting Review Procedure.....	21
4.31.1 Submittal Requirements.....	21
4.31.2 Justification Statement	21
4.31.3 Review Elements	22
4.32 Room Additions/Accessory Buildings/Structures	22
4.32.1 Architectural Styles.....	22
4.32.2 Architectural Character.....	22
4.32.3 Accessory Living Quarters/Guest House.....	24
4.32.4 Sunrooms and Solariums	24
4.33 Roofing	24
4.34 Garage Doors	24
4.35 Awnings	25
4.36 Temporary Structures.....	25
4.37 Outdoor Storage	25
4.38 Gutters & Downspouts.....	25

TABLE OF CONTENTS
(continued)

		Page
SECTION 5	NON-LIABILITY OF APPROVAL.....	25
5.1	Liability.....	25
5.2	Plans and Specifications	25
SECTION 6	CONTRACTOR GUIDELINES.....	25
6.1	Traffic Safety Rules	25
6.2	Parking	25
6.3	Overnight	26
6.4	Local Ordinances	26
6.5	Portable Toilets	26
6.6	Dumpsters	26
6.7	Landscape and Sidewalk Protection	26
6.8	No Street Blockage	26
6.9	Construction Equipment	26
6.10	Alcohol or Drugs.....	26
6.11	No Dogs	26
6.12	Safety Precautions.....	26
6.13	Governmental Codes/Permits	26
6.14	Cleanup	27
6.15	No Radio or Musical Appliance	27
6.16	BMP and WQMP.....	27
EXHIBIT A.....	PROPERTY IMPROVEMENT APPLICATION	
EXHIBIT B.....	NOTICE OF COMPLETION	
EXHIBIT C.....	APPEAL/VARIANCE REQUEST FORM	
EXHIBIT D.....	APPROVED PLANT LIST AND SAMPLE PLANS	
EXHIBIT E.....	APPLICATION PROCESS AND POLICY	

SECTION 1 INTRODUCTION

Dear Homeowner:

Welcome to your new home in the Summerwind Trails East community! These Design Guidelines (“**Guidelines**”) are designed with the goal of maintaining the aesthetic beauty of the community. Exterior improvements to your home or your residential Lot (also referred to as the “subject property” or your “Separate Interest”) must be approved by the Design Review Committee (“**DRC**”) **prior** to beginning any construction, alteration or addition activity. Homeowners may not alter, remove, relocate, repaint, demolish, add to, install, modify, landscape, decorate, redecorate or reconstruct any Improvements on their Lots in the Community, until the plans and specifications showing the **nature, kind, shape, height, width, color, materials and location** of the same shall be submitted to the DRC and approved in writing by the DRC.

Please review these Guidelines prior to completing your application form to ensure your submittal is complete. If at any time you have any questions regarding the review process, please contact your management representative at (909) 297-2550.

The capitalized terms used in these Guidelines have the meanings given them in the Community Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Summerwind Trails East (“**Community Declaration**”), unless otherwise defined in these Guidelines.

1.1 Purpose & Policies. The DRC shall approve plans and specifications submitted for its approval only if it deems that the construction, alterations, or additions contemplated in the locations indicated will; (a) not be detrimental to the appearance of the surrounding area of the Community as a whole, (b) not be inconsistent with the Community Declaration, (c) ensure that the appearance of any structure affected will be in harmony with the surrounding structures, (d) ensure that the construction will not detract from the beauty, wholesomeness or attractiveness of the Community Common Property or the enjoyment by the Members, and (e) ensure that the upkeep and maintenance will not become a burden on the Community Association.

Any change not specifically addressed or outlined in these Guidelines will become a matter of reasonable discretion on the part of the DRC. In the event of a conflict between these Guidelines and the Community Declaration, the Community Declaration shall prevail. **Please review these Guidelines entirely prior to plan submission and work commencement.** Improvements undertaken without complying with these Guidelines may result in the removal or modification of such Improvements.

SECTION 2 DESIGN REVIEW COMMITTEE ROLE

2.1 Scope. Please review Sections 1.1.43, 2.16 and 5.3.1 of the Community Declaration that discuss Improvements. All exterior installation or construction of, or alterations or additions to,

any Improvements on any Lot, must be submitted to the DRC for approval **prior** to commencement of such work.

The above-mentioned Improvements also include, but are not limited to, installation of and alterations or additions to walls, arbors, decks, fences, pools, spas, landscaping, patio covers, statues, fountains, swing sets, play structures, sunshades, awnings, accessory structures, and other structures.

2.2 Failure to Obtain Approval. Work commenced before architectural plan approval is subject to removal or modification at the cost of the homeowner if subsequently deemed unacceptable by the DRC.

2.3 Deviation from Plans. If any Improvements have been constructed or installed in a manner that deviates from the plans that were approved, the DRC may make recommendations for changes. If those changes are not completed within thirty (30) days, the matter will be turned over to the Board of Directors to take appropriate remedial action in accordance with the Community Declaration.

2.4 Specificity In Plans. Any Improvements to an Owner's property that vary from these Guidelines in any manner must be specifically called out in writing. Any Improvement not detailed on an approved set of plans will be considered unapproved.

2.5 Depiction of Easements. It is each Owner's responsibility to depict on any architectural plans all easements located upon the Owner's Lot, even those held by the Community Association. If an easement area is not depicted on any set of approved plans, then those Improvements located within the easement area will not be approved despite comments to the contrary. Please be aware that no Owner may build any combustible structures in the fuel modification areas and all Owners must comply with the fuel modification plan's plant palette.

2.6 Compliance With Local Ordinances. Compliance with any local ordinances is the sole responsibility of each Owner. In the event that any local agency requires modifications to bring a proposed set of plans into compliance, then those amended plans must be resubmitted to the DRC for approval. Please be reminded that all Owners must first submit their application and plans to the DRC and the DRC will submit the plans once approved to the Yucaipa Valley Water District for approval prior to any construction.

2.7 Amendments to Guidelines. These Guidelines, along with the provisions set forth in the Community Declaration, form the basis for evaluation of plans and specifications for proposed Improvements submitted by individual Owners to the DRC for review and approval. Any items or issues not addressed in the Governing Documents for this Community are matters left to the discretionary judgment of the DRC acting in good faith on behalf of the best interests of the Community Association as a whole. The Board of Directors may, at its discretion, amend these Guidelines from time to time as it deems necessary or desirable.

SECTION 3 SUBMISSION OF YOUR ARCHITECTURAL APPLICATION

Please submit your application and support documentation package to the DRC as follows:

Summerwind Trails East Community Design Review Committee
c/o Keystone Pacific Management, LLC
3155-D Sedona Court, Suite 150
Ontario, CA 91764
(909) 297-2550

3.1 When Should I Submit My Architectural Application? The Governing Documents of the Community Association require Owners to submit plans for installation of the rear yard Improvements to the DRC within six (6) months following the Close of Escrow and, once approved, the DRC will submit the plans to the Yucaipa Valley Water District for final approval. Owners are required to complete the approved work within one (1) year following the Close of Escrow. The DRC will review and respond to all written requests within ninety (90) days of their receipt. It is recommended that plans be submitted with a complete application at least six (6) months prior to the scheduled commencement of construction to allow the DRC ample time to complete their review. If the DRC has not responded within ninety (90) days, plans & specifications shall be deemed approved by the DRC. Only complete submittals will be considered.

A review fee and a refundable deposit are due at the time of submittal. Refer to Exhibit A for the current fee and deposit. The deposit will be refunded to you after you receive written verification that your Notice of Completion has been recorded (please see Notice of Completion below). Additionally, the refundable deposit may be used by the Community Association for repair of the Community Common Property, should it be damaged during your construction, for fines assessed by the Community Association for violation of the Community Declaration, and/or Design Guidelines and/or for unpaid assessments if past due amounts are owed.

Note: The fee and deposit may be collected through the escrow for the sale between the builder and the first homeowner, to cover the review and deposit for the initial installation. Any subsequent new plan reviews, remodels, renovations, etc. require that an additional fee and deposit be paid at time of submittal.

3.2 What Should I Submit?

- 3.2.1 **Application.** Property Improvement Application (Exhibit A).
- 3.2.2 **Plans and Specifications.** Plan & Specifications (3 sets). One copy will be returned to the Owner and two sets will be retained by DRC.
- 3.2.3 **Supplemental Materials.** Photographs, brochures and/or material samples (1 set) where applicable (items provided will not be returned to the Owner). If statues or fountains are proposed, brochures showing the item are required.

- 3.2.4 **First Submittal.** If this is a 1st submittal or a submittal of entirely new plans,, you will pay the review fee noted on Exhibit A, payable to Summerwind Trails East Association, unless the fee has prepaid through the escrow for the purchase of the home.
- 3.2.5 **Subsequent Submittal.** If this is not a 1st submittal, one check payable to Summerwind Trails East Association in the amount noted on Exhibit A.
- 3.2.6 **Appeal/Variance.** If this is an appeal or variance request, you will pay the fee noted on Exhibit C1 or C2, payable to Summerwind Trails East Association.

NOTE: Each resubmittal requires all items noted above be submitted together, including three (3) sets of revised plans and a fee as noted on the application.

3.3 What Should My Plan Include? Plans may be drawn on an 11 x 17 sheet of paper, or a formal plan may be submitted. The plans should detail all proposed Improvements. Three (3) sets of plans are required for submittal. Each plan should depict any and all easements running across the subject property, and accurately reflect all boundary lines.

- 3.3.1 **Plot Plan.** Must be drawn to scale (1/8"=1'0") or dimensions clearly shown.
- 3.3.2 **Landscape Plan.** Include location, type, size and quantity of all plants proposed. Please refer to the sample plan provided (Exhibit E).
- 3.3.3 **Drainage/Irrigation Plan.** Show proposed irrigation plan noting basic Yucaipa Valley Water District requirements, drain inlets, drain lines and outlets. Please indicate on the plan if the drainage is existing or proposed.
- 3.3.4 **Improvement Plan.** Show the nature, shape, dimensions, materials, color, finish and location of proposed Improvements. Show any proposed statues, fountains or other item of this nature.
- 3.3.5 **Hardscape Plan.** Show existing versus new paving, walls, fences, pools, patio covers, etc.
- 3.3.6 **Outdoor Lighting Plan.** All outdoor lighting must be approved. Provide details on proposed fixtures (cut-sheets), voltage information and location.

3.4 Details to be Noted on Plans.

- 3.4.1 **Residence Location.** Location of residence on Lot; include all relevant dimensions.
- 3.4.2 **Dimensions.** Complete dimensions of the proposed Improvement; including the height of any patio covers. Show all dimensions on work to be considered, distances between existing and proposed work and distance of proposed work from property lines.

- 3.4.3 **Materials.** Detailed description of materials to be used shall be provided. For example, indicate whether brick to be used is full size, pavers, false brick, etc. Block work should be described by size and type. For example 6x8x16 plain block, slump stone, etc. Indicate whether or not block work is to have stucco applied or not. Whenever possible use brand names, supplier sources and or trade names. For example; Orco Block “La Paz” Slump Stone 6x8x16.
- 3.4.4 **Elevations.** Drawing showing applicable elevations (side view), footings, etc.
- 3.4.5 **Colors.** Colors of all proposed materials to be used.
- 3.4.6 **Irrigation, Drainage, Landscaping, Structures.** Plotted location of sprinklers that meet the Yucaipa Valley Water District irrigation standards, drains, trees, shrubs, fencing, patios, patio covers, walls, barbecues, pools, spas, and Community Association equipment, and any other structures.
- 3.4.7 **Plant Details.** Types and sizes of plants to be used, as well as, height at maturity.
- 3.4.8 **Water Features.** All water details (fountains, waterfalls and ponds), **must** be accompanied by an installed drainage system plan. Any water source must be connected to domestic water.
- 3.4.9 **Statues or Fountains.** Any applicable statue or fountain details (photos, cut-sheets, dimensions, color, material, etc).
- 3.4.10 **Lot and Owner Information.** The street address, tract and Lot number, Owner's name, a daytime and evening phone number and email address.

3.5 **Other Information.**

- 3.5.1 **Color Samples.** Color samples of all paint or stain are required to be submitted to the DRC when they deviate from the original color scheme assigned to the Lot. Any color changes proposed must be compatible, in the opinion of the DRC, with the neighboring Lots.
- 3.5.2 **Other Information.** Any other information may be deemed necessary by the DRC in reviewing the request.
- 3.5.3 **Additional Fees.** The DRC may require additional fees for items that require extensive review.
- 3.5.4 **Owner Obligations and Limitations.** It is each Owner’s responsibility to accurately depict all property lines and easements associated with their Lot. The DRC does not have the authority to authorize construction upon Community Common Property or on other easements. The Community

Association reserves the right to require removal of Improvements discovered to be on Community Common Property or an easement.

- 3.5.5 **Approval Limitations.** DRC approval does not waive, constitute or infer compliance with any federal, state, or local law, ordinance, or code. Approval by the DRC does not relieve or satisfy an Owner's obligation to comply with all government laws and regulations affecting use of premises, subject to any approved plans. Approval by the DRC does not constitute approval by the City or County; and approval by the City or County does not constitute approval by the DRC. It is each Owner's responsibility to obtain all necessary permits and satisfy compliance with federal, state, or local law, ordinance, or code.
- 3.5.6 **Technical Limitations.** DRC approval does not constitute acceptance of any technical or engineering specifications; and the Community Association assumes no responsibility for such. The Owner is responsible for all technical and engineering specifications. Approval by the DRC does not warrant structural safety, conformance with building codes or other applicable governmental requirements. The DRC reviews for aesthetic purposes only.
- 3.5.7 **Waiver of Guidelines.** Any oversight of a provision of the Governing Documents, or a provision of the Design Guidelines, does not waive the rule. Corrections may be required. Only Improvements depicted on the plans can be reviewed by the DRC. The Owner is responsible to ensure all Improvements are depicted on the plans submitted. Any Improvements not depicted on the plans are not approved. Any change(s) to approved plans shall be deemed unapproved until resubmitted and approved. Approval of plans and specifications shall apply only to the subject property for which approval is granted and is not authorization to proceed with Improvements on any subject property other than the subject property reviewed by the DRC and **owned** by the applicant. It is each Owner's responsibility to specifically call out all Improvements for which they seek to gain approval. Improvements which are not described with specificity may result in later disputes and potentially the removal or relocation of the ambiguous improvement. Thus it is in the best interests of all to ensure a thorough and detailed preparation of any architectural plans submitted for approval.
- 3.5.8 **Use of Neighboring and Common Property.** The use of a neighbor's yard for construction access is not permitted unless the neighbor has given written consent that includes a description of the access area. Access or storage of equipment used during the course of construction must be through the Owner's property only. Property owned and/or maintained by the Community Association shall not be used for construction access or storage, unless Owner obtains prior written authorization from Community Association, the Owner agrees in writing to indemnify Community Association for damage to property owned and/or maintained by Community Association which is damaged as a result of an Owner's project, and Owner posts a construction deposit for

restoration of damage to property owned and/or maintained by Community Association.

- 3.5.9 **Repair and Replacement.** Owner is financially responsible for any repairs and/or replacement to property owned and/or maintained by Community Association which is damaged as a result of an Owner's project.
- 3.5.10 **Storage of Materials.** Building materials may not be stored on streets, sidewalks, or on property owned and/or maintained by the Community Association. Streets may not be obstructed by construction equipment. All rubbish, debris and unsightly material or objects of any kind shall be regularly removed from the subject property and shall not be allowed to accumulate thereon.
- 3.5.11 **Drainage System.** Approval of plans and specifications is not authorization to revise the original drainage system installed by the builder and approved by the City/County.
- 3.5.12 **Compliance with Guidelines.** Applicant understands and agrees that applicant must comply with all of the provisions of the Design Guidelines.
- 3.5.13 **Governing Documents.** All of the provisions of the Design Guidelines are a part of the Governing Documents. The applicant has read and understands all provisions and agrees to comply therewith. Approval of plans is subject to and does not constitute a waiver of the terms and provisions of the Community Declaration, any Community Declaration of Annexation or Community Supplemental Declaration, Design Guidelines, Rules and Regulations, applicable Conditions of Approval adopted by the City for the subject property, or other Governing Documents. Any violation of the Governing Documents must be corrected upon notice of violation.
- 3.5.14 **Yucaipa Valley Water District.** In the event that the Yucaipa Valley Water District, City and/or County require modifications to the plans and specifications previously approved by the DRC, the Owner shall submit to the DRC all modifications to the plans. The DRC shall have the right to review and impose further conditions on such modifications which are not inconsistent with the requirements imposed by the Yucaipa Valley Water District, City and/or County. The DRC shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the Yucaipa Valley Water District, City and/or County.
- 3.5.15 **Procedural Requirements.** Failure to comply with and satisfy all procedural requirements for an application may **void** approval.

3.6 Appeal. While the Declarant has the authority to appoint a majority of the DRC, all decisions made by the DRC shall be final. Thereafter, in the event of an adverse decision, the applicant may request an appeal, utilizing the Request for Board Approved Architectural

Appeal/Variance form (Exhibit C to these Guidelines), to the Board of Directors. The appeal must be filed within thirty (30) days of the decision by the DRC and must be submitted in writing (using Exhibit C), to the Board, through the managing agent. Please refer to the Community Declaration Article 5, Section 5.11 regarding appeals.

An application for appeal shall be heard at the Board meeting following submission, so long as the application is received at least ten (10) days prior to the date of the meeting. Otherwise, the application will be considered at the next following Board meeting. In any event, the written decision of the Board of Directors in response to any application for appeal shall be provided within forty-five (45) days following the date such request is received.

The requesting Owner is encouraged to attend the Board meeting at which the appeal is considered. In the event the requesting Owner cannot attend the Board's meeting, then the Owner is encouraged to provide the Board with a written description of the reasons why the request for appeal should be granted.

3.7 Variance. The DRC may authorize a variance from compliance with any of the architectural provisions in accordance with the Community Declaration, Article 5, Section 5.8. Owners must utilize the Request for Board Approved Architectural Appeal/Variance form (Exhibit C) when making this request and reimburse all costs associated with the preparation and/or filing of the variance. In order for the subject Lot configuration and/or neighboring Lots to be taken into consideration, photos and a plan depicting the layout are required to be submitted by Owner with the request.

3.8 Submittal to the DRC, Yucaipa Valley Water District (YVWD) and City of Calimesa. Upon obtaining the written approval from the DRC, the DRC shall thereafter submit plans and specifications to the Yucaipa Valley Water District (YVWD). The Owner must submit the application, three sets of plans and the review fee in its entirety as required by the DRC and YVWD. In the event of a discrepancy between this document and YVWD requirements, the most restrictive standard shall prevail. The DRC will not be responsible for actions taken by government agencies. In the event that the building permits will be required by the City of Calimesa, the Owner shall be responsible to submit plans and obtain building permits. If the City of Calimesa requires modifications to the plans and specifications previously approved by the DRC and YVWD, the Owner shall re-submit to the DRC all modifications to the plans.

3.9 Best Management Practices. Any exterior modifications to your home will impact the environment. Homeowners must comply with all California laws that are currently in place to protect our water resources and local environment. Erosion control during your landscaping installation to prevent dirt and debris from entering storm drains is particularly important.

Trash bins may not be placed on streets or other areas of the subject property that are exposed to the public for more than a reasonable period from 5:00 P.M. the night before the scheduled trash collection and shall be promptly returned to the appropriate screened area by 10:00 PM the day of trash collection unless otherwise approved in writing by the DRC.

Parking restrictions are detailed in Article 2, Section 2.12 of the Community Declaration.

The property Owner is financially responsible for any equipment removal and repairs the Community Association deems needed to comply with these restrictions.

3.10 Hours of Operation. All Improvement installations shall be carried on in accordance with the City ordinances.

3.11 Notice of Completion (Exhibit B). Within thirty (30) days after completing installation, a completed “Notice of Completion Form” (NOC) must be submitted to the DRC. Upon the DRC's receipt of the NOC form, the Committee shall have sixty (60) days to inspect those improvements completed upon the Owner's Lot and shall notify the Owner in writing of failure to comply, specifying the particulars of noncompliance, if any. The Owner shall remedy such noncompliance or remove the same within a period of not more than forty-five (45) days from the date that notice of the DRC ruling is given to the Owner. If after forty-five (45) days the Owner has failed to remedy such noncompliance, the DRC shall notify the Board in writing of such failure, which shall result in the hearing process.

SECTION 4

GENERAL GUIDELINES

4.1 Model Complexes. The construction features and landscaping provided by the builder at the model complexes should not be considered as an example of what may be constructed consistent with these Guidelines. The construction features and landscape materials located at the model complexes were provided for sales and marketing purposes only. Some of the landscape and construction features at the models may not comply with the Guidelines and therefore may not be approvable by the DRC on an individual Owner’s Lot.

4.2 Front Yards.

4.2.1 **Maintenance.** All Owners are responsible for maintaining landscaping, irrigation systems and fuel modification zones on their Lot. If your Lot lies within any portion of fuel modification zone A, please reference Exhibit E of the Community Declaration.

4.2.2 **Paving Materials.** Paving materials must be compatible with the home color and style.

4.2.3 **Driveway Expansion Limits.** The driveway limits installed by the original builder shall not be widened more than 2’ on one side and 12’ on the opposite side for RV access. Lots that do not have RV access will be allowed to extend their driveways up to 30” on each side. If additional concrete is being proposed, please be reminded the City of Calimesa does not allow more than 45% of the front yard to be hardscape. The driveway shall not be widened by more than 14’ at the widest point to allow for RV access. Driveway and entry walk/steps shall be separated by a minimum 2’ wide planter area. All RV parking shall be on the side yard or back yard of Lot. The RV gate opening is not to exceed 12’ in width, at least 5’ high and must be made of opaque material for the purpose of effectively screening the RV.

- 4.2.4 **Service Walkway.** Service walk from driveway to rear yard area shall not exceed 4' in width.
- 4.2.5 **Parkway Grass Modification.** Modifications of the Community Association maintained landscaping, if any, between the sidewalk and street curb is not permitted.
- 4.2.6 **Setback from Sidewalk.** All fences, gates, pilasters, walls, low walls, planter walls and other hardscape elements shall be installed a minimum of 4 1/2' from the face of curb with landscape material only in this 4 1/2' concrete area. Concrete steps excluded.
- 4.2.7 **Builder Installed Trees.** If a builder-installed tree is removed, the Owner is required to purchase, install and maintain the number of trees required by the Lot as stated in Section 4.6.2 of these Guidelines.
- 4.2.8 **Mulch/Rock/Planter Coverage Requirement.** Mulch/Rock must be installed if 2' along sidewalk, driveway and walkways and 5' of mulch/rock must be installed around the house to deter water run-off. The preferred color of mulch/rock is earth tones such as natural dark brown or tan color.
- 4.2.9 **Synthetic Turf.** Synthetic turf is permissible in front, side, and rear yards in accordance with all setback requirements for natural turf herein. A minimum twelve inch by twelve inch (12" x 12") sample and specification sheet with warranty shall be submitted for consideration, unless pre-approved product is specified. The following synthetic turf products are pre-approved:
- (a) Boone Action Turf
 - Irvine Fescue One
 - Base Hit 55
 - Base Hit 85Boone Action Turf (B.A.T.)
1700 N. Main Street, Orange, CA 92865
(888) 589-8873
booneactionturf.com
 - (b) Pro Green Synthetic Grass
 - Natural Real 80
 - Natural Real 60
 - Natural Real 50AmeriTurf Systems
11710 Chisholm Court, Santa Clarita, CA 91390
(888) 922-3083
progreen.com
 - (c) Tiger Turf

- Diamond Pro Fescue
 - Diamond Pro Spring
 - Diamond Supreme Fescue
 - Diamond Supreme Spring
- Synthetic Grass Warehouse
 1400 N. Daly Street, Anaheim, CA 92806
 (800) 730-2675
 syntheticgrasswarehouse.com

Note: Synthetic turf must be replaced when it no longer looks like natural turf due to wear, damage, or discoloration

- 4.2.10 **Fountains.** Fountains are not allowed in the front yard however, fountains are allowed in the backyard as long as they are connected to domestic water.
- 4.2.11 **Statues.** Statues are not allowed in the front yard.
- 4.2.12 **Basketball Backboards.** Basketball backboards may be attached above the garage provided the backboard is clear. White or other color backboards are not permitted. Permanent in-ground basketball backboards are not permitted in the front yard. Portable basketball standards are not permitted in the front yard.

4.3 Rear Yards/Side Yards.

- 4.3.1 **Maintenance.** All Owners are responsible for maintaining the landscape and irrigation slope maintenance and fuel modification zones on their Lot. If you fall within fuel modification zone A, please reference Exhibit E of the Community Declaration. Please be reminded that Owners are prohibited from constructing combustible structures in the fuel modification areas. Planting must be approved by the Fire Department.
- 4.3.2 **Paving Materials.** Paving materials must be compatible with the home color and style.
- 4.3.3 **Low Walls/Planter Walls/Raised Hardscape.** All low walls, planter walls and other raised hardscape elements shall be installed a minimum of 1' from the perimeter fence/wall and 2' from the side yard fence/wall. The walls and/or vinyl fencing are not designed to retain soil.
- 4.3.4 **Setbacks from Perimeter Wall/Fence and Side Wall/Fence.** All plant material shall be installed a minimum of 1' from the perimeter and/or side yard fence.
- 4.3.5 **Raised Planters.** If a raised planter is intended, the perimeter and/or side wall cannot be used to hold the dirt. A low wall must be placed between the perimeter and/or side wall to act as the planter wall, which must be installed a

minimum of 6” from the perimeter wall and 3” from the side wall. Raised planters are not permitted adjacent to iron fencing. Retaining walls should be a maximum of 4’ in height. The wall shall be built in such a manner that no grading activities or run-off from rain events should drain onto the adjacent Lots. Slopes being modified shall not exceed 2:1 per the geo-tech.

- (a) All natural and manufactured slopes over 3’ in height with slopes between 1-1/2:1 to 4:1 (horizontal to vertical) shall be planted and automatically irrigated. Slopes shall be landscaped with appropriate planting for immediate erosion control.
- (b) All landscaped rear yard or side yard slopes must have a minimum of one 15-gallon tree per 1,600 square foot of landscape.
- (c) There shall be two shrubs for each sixty-four square feet of slope area. The ratio shall be 60% 1-gallon size and 40% 5-gallon size.
- (d) Jute netting shall not be used for slope erosion control.
- (e) Ground cover root cuttings shall be planted at 12” on center minimum and 24” on center maximum in a triangular layout.
- (f) Mulch shall match specified requirements.
- (g) Slope irrigation must be drip.

4.3.6 **Wall Fountains.** Wall type fountains may not be attached to the perimeter wall or the side wall.

4.3.7 **Fountains.** Fountains shall not exceed height of the perimeter fence.

4.3.8 **Statues.** Statues shall not exceed height of the perimeter fence.

4.3.9 **Basketball Backboards.** Basketball backboards may be attached to the rear of the home provided the backboard is clear. White or other color backboards are not permitted. Permanent in-ground basketball backboards are permitted in the rear yard only, with a clear backboard. Portable basketball standards are permitted in the rear yard only.

4.3.10 **Exterior Staircases.** Exterior staircases are only permitted when: a) builder-installed, b) installed by homeowner in same fashion/design as originally offered as an option by the builder and c) if reviewed by the DRC and the design elements are found to be compatible with the home. Metal spiral staircases are not permitted. The DRC shall determine if the location of the staircase should warrant whether it’s enclosed or open. See Section 4.33 of these Guidelines below for further information on exterior staircases.

4.4 Recycled Water Irrigation Requirements. All landscape irrigation systems are required to use **recycled water** supplied by Yucaipa Valley Water District (“**District**”), and irrigation systems installed by or for Owners must be designed, permitted, connected, used, maintained and modified by Owners, and any tenants, in accordance with District standards. District standards require (a) irrigation system compliance with District Design and Construction Standards, (b) District approval of the Owner’s irrigation system, (c) Owner receipt of a District Permit for Recycled Water Service, (d) Owner attendance at a District “Site Supervisor Training” session and completion of an examination, and (e) Owner compliance with all District plan check, inspection and fee requirements. Refer to Section 2.16.3 of the Community Declaration for additional information, and contact a District Recycled Water Coordinator at **909-797-5115**, extension **2** or **3**.

4.5 Potted Plants. Potted plants are only permitted on Owner’s Lot. Owner may not place any potted plants in the Community Common Property. Prior approval from the DRC is required to place excessive potted plants on Owner’s front porch and the DRC may require the removal of any potted plant that it determines is a nuisance (for example, plants with diseases or insect infestation).

4.6 Trees.

4.6.1 **Trees.** No trees or plants may be planted or maintained in pots on the Community Common Property. Trees planted on an Owner’s Lot must be planted and maintained by Owner. Root barriers are required.

4.6.2 **Front Yards.** Provide a minimum of one (1) each 24” box tree in the front yard area or three (3) 15 Gallon ornamental trees.

(a) Corner Lots are unique conditions and shall have one (1) front yard tree and two (2) additional trees along the corner condition.

(b) The center of the tree shall be planted at a minimum of 4’ from the edge of any hardscape material.

4.7 Drainage.

4.7.1 **Established Drainage.** **Curb Coring is prohibited.** There shall be no interference with the established drainage pattern over any part of the Community. For the purpose hereof, “established” drainage is defined as the drainage which exists at the time the overall grading of any part of the subject property is completed by the builder, which may include drainage over any Lot or Community Common Property in the Community. Your Lot has been graded in accordance with the requirements of local agencies for the purpose of directing the flow and drainage of surface water. If the existing drainage is altered in any way as a result of, (a) the alteration of swales or drainage courses, (b) a change in grading, or (c) any landscaping or other improvements that are installed in such a way so as to alter the drainage flow on the subject property, you should consult with a licensed civil engineer. The builder and

Community Association shall not be responsible for such drainage of water of any damage to persons or property resulting therefrom. No changes to the existing grade are allowed.

- 4.7.2 **Pipe Systems and Valves.** You are advised to properly maintain and to promptly repair any leaks in pipe systems and valves. The builder and Community Association will not be responsible for damage that results from over-watering, failure to maintain pipe systems or valves, and/or damage or alteration to builder installed drainage pipes and systems.

4.8 Swimming Pools, Water Features and Spas. Spas and similar water features such as swimming pools, reflecting pools, koi ponds, and fountains are permitted in private yards not visible from the street. A spa or other similar water feature must not damage existing walls or fences. Rockwork, slides, fountains, or other water features may not exceed the height of the adjacent property line walls or fences unless evergreen plant material is installed between it and the adjacent wall or fence, with a minimum set back of 5'. Structures not exceeding the wall or fence height must be set back from any property line a minimum of 3'. Owner must determine if there are utility easements on the subject property. Owner shall understand that construction is not permissible over any easements.

4.9 Accessory Equipment.

- 4.9.1 **Screened from View.** Shall be screened from the view of any Lot, and from the public view from any public right-of-way with acceptable fence, wall or plant material.
- 4.9.2 **Location.** Shall be located where it will minimize disturbance to neighboring Lot Owners.
- 4.9.3 **Conform.** Shall conform to governing laws and agency regulations.
- 4.9.4 **Gas Fired Heaters.** Gas fired heaters shall be stackless or low profile in configuration.

4.10 Patio Covers/Gazebos/Trellis/Decks/Playhouses/Play Structures.

Free standing canvas patio covers are not permitted.

Note: The design of all structures shall include construction plan with dimensions, elevation view (decks attached to structure must provide rear and side elevation and photos) and construction details/catalog cut sheets, and must be approved by the DRC **prior** to construction or installation. Trellises/patio covers with open roof shall not be constructed over decks or balconies. **Improvements are not allowed in the slope portion of the rear yard, if applicable to your Lot.**

- 4.10.1 **Gazebos.** Freestanding structures (sometimes pre-manufactured) with “pitched roof”. Roofs can be “open” trellis type or have “solid” roofing material.
- (a) Must be set back a minimum of 5’ from the property line and/or perimeter fence/wall, whichever is more restrictive.
 - (b) Gazebos are prohibited in fuel modification areas unless they are made of non-combustible material.
 - (c) May be a maximum of 15’ in height.
 - (d) Must be constructed of wood, alumawood or other DRC approved material. Roof material (if solid) shall match existing house material and color.
- 4.10.2 **Trellis/Patio Cover.** Wood or “Alumawood” shade structures with “open” trellis type (normally flat) roof.
- (a) No Owner of a Lot shall construct or install a patio cover or similar structure without complying with all ordinances and regulations of the City/County. This restriction shall specifically include, without limitation, full compliance with all setback requirements of the City/County.
 - (b) Must be constructed of wood, “alumawood” or other DRC approved material, minimum 4x4 post size, minimum 2x3 lattice size. Detailing shall compliment the existing style.
 - (c) Trellis/Patio Covers are prohibited in the fuel modification areas unless they are made of non-combustible material.
 - (d) Front Yard: Open roof trellis or shade structures are permitted in the front yard, subject to the review and approval of the DRC. Such structures shall not exceed a maximum height of 15’. They shall maintain a front setback of 10’ and side setbacks of 5’ including any overhang and shall meet all other minimum setback requirements for the City/County.
 - (e) Side and Rear Yard: Patio covers or decks are permitted in side or rear yards. These structures shall not exceed a maximum height of 15’. They shall maintain a setback of 5’ from the side, 10’ from rear property lines and 10’ at sideyards along street at corner lots. An encroachment of up to 2’ into either of these setbacks is allowed for overhang elements only. Such structures shall meet all other minimum setback requirements for the City/County.

- (f) When they are located in a side yard, such structures are limited to a maximum of 15' in height and shall maintain side and rear setbacks that are equal to those for the 1st story living area of the residence.

4.10.3 **Deck.** Wood structure raised off the ground more than 2'. Normally intended for "live loads" (walking or sitting on).

- (a) Must be set back a minimum of 5' from the rear property line and/or perimeter fence/wall, whichever is more restrictive and 5' from the side property line and/or perimeter fence/wall, whichever is more restrictive.
- (b) Decks are prohibited in fuel modification areas.
- (c) Deck Railing must be minimum of 42" and maximum 48".
- (d) Must be constructed of wood or other DRC approved material. Color and detailing shall match existing structure color(s) and style.

4.11 **Walls/Fences/Gates.**

4.11.1 Double Fences or Walls. No double fences or walls may be constructed.

4.11.2 Height. No fence or wall or combination of a fence and wall (other than safety railings required by the City/County or other government agencies) shall be higher than 6' above ground where the fence or wall is to be placed.

4.12 **Play Structures.** Swings, playhouses and other playground equipment will be considered on an individual basis and permitted if located unobtrusively, as determined by the DRC. Bright colored elements, including primary colors, will be prohibited if they are above the height of the perimeter wall and not compatible with the existing colors of the house.

4.13 **Temporary Structures.** No outbuilding, tent, shed or other temporary building, structure or Improvement may be placed upon any portion of the Community either temporarily or permanently without approval of the DRC. Refer to Section 4.28 of these Guidelines below for further information on accessory structures. No garage, carport, trailer, camper, motor unit, recreation vehicle or other vehicle may be used as a residence in the Community, either temporarily or permanently.

4.14 **Exterior Fires/Barbecues/Fireplaces.**

4.14.1 **Fireplaces.** Exterior fireplaces shall only be gas burning and must not exceed 15'. If the fireplace (including spark arrestor) is higher than the adjacent wall or fence, a setback equal or greater than the height of the fireplace is required, however the intent is that the structure is to be screened adequately from view of neighboring homes. Depending on Lot configuration with relation to neighboring Lots, the setback may be lowered provided the screening materials

can be installed and maintained appropriately in this space. The maximum height of detached fireplaces and chimneys shall be not more than 15'. The minimum setback shall be 5'.

4.14.2 **Fire Pits.** Wood burning fire pits are not permitted. Barbecue islands and other types of permanent barbecue structures and outdoor kitchens shall maintain a minimum set back of 5' between the burning element and the property line, provided the structure is not visible above the adjacent wall or fence.

4.14.3 **Frontyards.** Fireplaces, barbecues and fire pits are not allowed in the front yard.

4.15 Alteration of Community Common Property. Any modification to the Community Common Property is strictly prohibited. The addition of plant material or alteration of flatwork is not permitted in the Community Common Property. Regardless of whether a submitted set of plans with proposed alterations to the Community Common Property is deemed approved per Section 3 above, Improvements of this nature shall not be permitted, unless explicitly approved in writing as also noted in Section 3 above.

4.16 Address Numbers. Address numbers shall be uniform. Address numbers other than those originally installed by the builder, or those approved for the entire Community Association by the Board of Directors, will not be permitted.

4.17 Lighting. Original exterior lighting is the only approved lighting that may be affixed to the building. No additional lights may be installed without DRC approval. Exterior lighting shall be hooded and arranged to reflect away from adjoining Community and streets. Exterior light fixtures may be mounted a maximum of 15' above the finished floor level on any exterior wall or structure.

4.18 Security Cameras. Security cameras are allowed as long as they are not disrupting your neighbors' rights to privacy. Owners shall not have security cameras aimed at your neighbors' private property.

4.19 Flags of the United States / Decorative Flags.

4.19.1 **U.S. Flag.** Display of the flag of the United States is permitted on the Owner's Lot pursuant to California Civil Code Section 4710, so long as the flag and flag pole are located solely within, on and over the Owner's Lot. However, no Owner is permitted to display the flag of the United States where (a) any portion of the flag or flag pole extends onto or over the Community Common Area owned in fee by the Community Association, without the permission of the DRC, or (b) the flag or flag pole creates an unsafe condition, including without limitation, obstructing the vision or pathway of any pedestrian or motorist. No flags are allowed to be hanging if they are torn or tattered, flag must be in good condition.

- 4.19.2 **DRC Approval.** Owners are required to submit the proposed location of any flag and flagpole to the DRC to determine compliance with the foregoing requirements. The Owner shall be solely responsible for any damage or injury to persons or property resulting from the placement of the flag or flagpole.
- 4.19.3 **Location of Decorative Flags.** Decorative flags, including seasonal flags, are permitted only in the backyard of an Owner's Lot, subject to DRC approval. Owner must submit drawings or plans showing the proposed location of the flagpole to the DRC. Owner may not install any flagpole until Owner receives written approval of such drawings or plans.
- 4.19.4 **Condition of Decorative Flags.** Decorative flags must be of a subject matter that is commonly acceptable. For example, seasonal flags that display typical holiday or weather season representations are permitted, while flags that display offensive subject matter such as a swastika or depictions of nude people are prohibited. The DRC reserves the right to require any Owner to remove a decorative flag that the DRC deems offensive. The Owner shall be solely responsible for any damage or injury to persons or property resulting from the placement of the flag or flagpole. No flags are allowed to be hanging if they are torn or tattered, all flags must be in good condition.

4.20 Advertising/Contractor Signs. No sign, poster, billboard, advertising device, or other display of any kind shall be displayed so as to be visible from outside the Community without the prior written consent of the DRC. Contractors performing work on the individual Lots may not post their company's sign upon the Owner's Lot. No sign shall be placed by a homeowner on a Community Association maintained fence, on the building or in a window.

4.21 Post Tension Slabs. The concrete slab for your Lot may have been reinforced with grid of steel cables installed in the concrete slab and then tightened to create extremely high tension. Owner agrees not to cut into, or permit anyone to cut into or otherwise tamper with a post tension slab.

4.22 Mailboxes. Mailboxes are the property of either the Community Association or the U.S. Post Office and shall not be altered. Lock mechanisms, if applicable, are Owner responsibility.

4.23 Streets/Walkways. No construction debris or materials such as sand or bricks may be permitted to remain on the streets or walkways. All items of such nature must be stored on the Owner's Lot and shielded from view from the street, Community Common Property and neighboring Lots. In the event that any materials are delivered and deposited on the streets or Community Common Property, the Owners will be held responsible for the costs involved in cleaning and/or restoring the Community Common Property, streets or walkways. The Community Association reserves the right to clean the streets and/or sidewalks and bill the responsible owner for costs.

Modifications of the Community Association maintained landscaping, if any, between the sidewalk and street curb is not permitted.

4.24 Window Coverings. Only curtains, drapes, shutters or blinds may be installed as permanent window covers. No aluminum foil, paint, newspaper, stickers or similar coverings deemed to be inappropriate for a window covering shall be applied to the windows or doors of any Lot. Owners may use plain clean white sheets to cover windows after the Close of Escrow pending the installation of curtains, drapes, shutters or other appropriate interior window coverings up to six (6) months from the close of escrow. Window awnings will be considered on a case by case basis and must be approved prior to installation. Multiple color canvas is not permitted. All exposed exterior window treatments are subject to review by the DRC.

4.25 Window Tinting. Window tinting requests will be considered by the DRC. However, mirror finishes will not be approved. **NOTE:** Most failures of dual-glazed units are due to “moisture” condensation that can be traced to the presence of tinted film on the inside of the glass. The deflection caused by the tinted film creates heat build-up and consequent expansion within the airspace of the dual unit, and destroys the butyl seal. Water vapor is thus admitted and condenses between the panes. In addition, cracking of the windowpanes may occur. Neither the window manufacturer nor the builder will be responsible for replacement of dual glazed windows should window tinting be applied.

4.26 Outside Installations. No projections of any type may be placed or permitted to remain above the roof of any building within the Community, except one or more chimneys and vent stacks originally installed, if at all, by the builder. No basketball backboard or other fixed sports apparatus may be constructed or maintained in the Community except with the DRC’s written approval. No fence or wall may be erected, altered or maintained on any Lot except with the DRC’s prior approval. **No patio cover, wiring, or air-conditioning fixture, water softeners, or other devices may be installed on the exterior of a Lot or be allowed to protrude through the walls or roof of the residence (with the exception of those items installed during the original construction of the Lot) unless the DRC’s written approval is obtained.** Glass block is not permitted in any improvement. Free standing canvas patio covers are not permitted.

4.27 Holiday Lighting/Seasonal Decorations. Holiday lighting and seasonal decorations are addressed in Section 2.11.8 of the Community Declaration.

4.28 Solar Energy Systems. Solar energy systems of any type that are installed pursuant to terms of the original purchase of the home from its builder, are not subject to review by the DRC. Plans for the installation of (a) roof-mounted photovoltaic roof shingles, tiles or panels, (b) other roof-mounted devices for the collection of solar energy, including for water heating (collectively, “**solar arrays**”), and (c) any other solar energy systems, that are not installed pursuant to terms of the original purchase of the home from its builder, must be submitted to the DRC for approval prior to installation. Plans shall include location of the solar energy system components and must conform to the following guidelines:

- 4.28.1 **Minimum Height.** Rooftop solar arrays must be mounted no less than 10 feet above the surface of the ground nearest the solar array.

- 4.28.2 **Roof Mounting.** Rooftop solar arrays are to be mounted flush with, and in the same plane as, the roofing material surrounding the solar array. If solar arrays cannot be flush-mounted, then mounting bracket risers and rails supporting solar arrays must produce as low a profile as is reasonably feasible.
- 4.28.3 **Wiring.** All wiring and conduit of any kind from the solar array must be concealed.
- 4.28.4 **Array Surface.** To the extent reasonably available, the surfaces of solar arrays must be non-reflective.
- 4.28.5 **Compliance with Laws.** All solar energy systems must conform with applicable building codes, ordinances and other laws.
- 4.28.6 **Enforcement.** The applicant Owner acknowledges that the DRC may, but has no obligation to, enforce the shading, design and maintenance provisions of any solar energy declaration of covenants, conditions and restrictions that affects the home. Such provisions are to be enforced solely by Owners.

4.29 **Satellite Dishes & Antennae**

- 4.29.1 **Location and Size.** No owner shall install, or cause to be installed, or maintain any satellite dish or similar electronic receiving or broadcasting devices having a diameter more than one (1) meter in the project. The location of the satellite dish/antennae should take into account their visibility from the streets and Community Common Property. Please attempt to install your dish/antennae in the least visible location possible. Satellite dishes/antennae are not to be located above the roof line.
- 4.29.2 **Wiring.** All wiring shall either be hidden out of site, or painted to match the structure it is attached to. Wires shall not be left hanging loose or unpainted.
- 4.29.3 **DRC Approval.** While an Owner is not required to obtain approval from the DRC prior to installing an outdoor antenna or satellite dish, it is advisable that an Owner contact management prior to installation of such device in order to minimize the possibility of relocation being required.
- 4.29.4 **Camouflage.** If satellite dish/antennae is installed in an area that is visible to the Community Common Property or street, based on the location required for a signal, the Community Association reserves the right to request additional camouflage to mitigate its obtrusiveness and visual impact.

4.30 Screen Doors. Screen doors may be installed on the front door or entrances without DRC approval provided the door is retractable and the frame is painted to match the adjacent surface. Security style screen doors are not permitted. Any other type of screen door must be approved by the DRC. A brochure showing the screen door and color selection must be provided for review.

4.31 House Painting Review Procedure

4.31.1 Submittal Requirements.

- (a) Photos of all 4 sides of the home from corner to corner along with any additional structures (trellises, gazebos, etc.) that are to be painted.
- (b) Photos of the fronts of the house on either side of the home being processed.
- (c) Color swatches of the colors to be used and where.
- (d) Photo or plan marked up to indicate which color is to be applied to which surface.
- (e) Justification statements. See below.
- (f) **IF ALL REQUIREMENTS ARE NOT PROVIDED WITH SUBMITTAL, SUBMITTAL WILL BE RETURNED AND WILL BE DEEMED INCOMPLETE AND UNACCEPTABLE.**

4.31.2 Justification Statement.

- (a) Provide a written statement as to whether or not a color change is desired and if so, on what surfaces and elements.
- (b) Provide a written statement explaining the selection of colors. Important to provide justification as relates to the color selection and its appropriateness to the exterior elevation style of the home. (Exterior color schemes are directly related to architectural styles and will be reviewed based upon this criteria.)
- (c) If existing color scheme utilizes more than one color on stucco surfaces and/or planes, maintain this same differentiation in tone and intensity with new color selections.
- (d) Provide any photos or references justifying the color selection and its use on the same architectural style of home. Please keep scale of the house in mind. Don't pick a little shed to justify painting a two story house or a large estate or commercial building to justify a single family residence.
- (e) Provide a written statement justifying the intensity and/or tone of the color based upon the existing tone and color of the neighborhood as a whole, the size of the unit and the distance between homes. The larger the home the greater the need to tone down or soften the color selection. The farther the homes are separated from each other, the

greater the need to tone down or soften the color. If the general tone of the color schemes and the neighborhood as a whole is muted, then the color selection needs to be softer and/or more muted.

4.31.3 **Review Elements.**

- (a) Appropriateness of color scheme to architectural style.
- (b) Color tone and intensity in keeping with overall neighborhood.
- (c) Color tone and intensity in keeping with size of home and separation from neighbors.
- (d) Color compatibility with adjacent homes.
- (e) Does not repeat color scheme of an adjacent home.

4.32 **Room Additions/Accessory Buildings/Structures.**

4.32.1 **Architectural Styles.**

- (a) Any structural changes or room additions proposed must match the architectural style of your home. Different architectural styles may not be combined.
- (b) Glass block is not permitted in any improvement.
- (c) Free standing canvas patio covers are not permitted.

4.32.2 **Architectural Character.** The following design information provides the architectural guidance that must be adhered to when planning a room addition.

- (a) **Building Height.**
 - (i) Primary residential structures shall have a maximum of two stories. The maximum building heights of all improvements shall be consistent with agency regulations.
 - (ii) If the Community Declaration permits accessory type structures, any / all accessory buildings are limited in height to a maximum of one story. No structures may be constructed in slope areas.
 - (iii) Chimneys may extend to a maximum of 2' above the roof line if necessary to comply with Uniform Building Code Requirements.

- (b) **Authenticity.** To establish an authentic character and maintain a high quality image, all architectural massing, elements, details, color and materials shall be appropriate to your home.
- (c) **Architectural Massing.**
 - (i) Variety in the street scene and adjacent views will be enhanced by providing a variety of architectural massing forms. The intent is to “soften” the views within and surrounding the neighborhood. Single story homes or elements at corner locations create appropriately stepped transitions and help to establish pedestrian scale.
 - (ii) Stepped two-to-one story plans reduce the proximity between adjacent second stories and help to buffer the relationship between new and existing homes.
 - (iii) Existing single story elements cannot be altered. “Single story edges” or additional side or rear building setbacks shall not be altered.
 - (iv) Single story edges are defined as homes within a step-down from two stories to one story or with the second story pushed 5’ back from the first story edge.
- (d) **Elevations.**
 - (i) Front Elevations: Adjacent and facing residences cannot be built with the same elevation, however floor plans with different elevation designs and color applications are permitted.
 - (ii) Side and Rear Elevations: All side and rear elevations shall exhibit a high quality level of articulation.
- (e) **Architectural Criteria.**
 - (i) Lot Coverage: The maximum lot coverage for single story homes is 60% of the total area of the Lot. The maximum lot coverage for two story homes is 50% of the total area of the Lot. These maximums are determined by the primary structure’s number of stories and calculated as a total of all buildings / structures on each Lot.
 - (ii) Where 75% or more of the total square footage of the home is on a first story level, total Lot coverage will be allowed at a maximum of 60%.

- (iii) Where 25% or more of the total square footage of the home is on a second story level, total Lot coverage will be allowed at a maximum of 50%.
- (iv) All buildings or structures that have a solid or overhead element, are included as part of this Lot coverage calculation. Open trellis or patio covers or uncovered interior courtyard space is not included.
- (f) **Accessory Buildings.** Any / all accessory buildings shall maintain a minimum setback of 6' from the primary residence and 5' from the rear and side lot lines, and shall meet all other minimum setback requirements defined by the City/County and Fire Department. Such building must meet all minimum setbacks as defined for front, side and rear yards and must be integrated with and complementary to the primary residential architecture. Please be reminded that no combustible structures shall be constructed in the fuel modification areas.

4.32.3 **Accessory Living Quarters/Guest House.**

- (a) Accessory living quarters and/or guest houses are not permitted.

4.32.4 **Sunrooms and Solariums.**

- (a) Sunrooms and solariums must be designed so that their form and color are compatible with the existing architecture; and must be completely screened with landscaping.
- (b) The maximum height is twelve (12) feet, the minimum setback to the side property line is five (5) feet and ten (10) feet to the rear property line. Please be reminded that no combustible structures shall be constructed in the fuel modification areas.
- (c) Roofs shall match the existing architecture, with the roof pitch compatible with the existing roof pitch.
- (d) No metal roofs are permitted.
- (e) Prefabricated, curved-roof sunrooms and solariums are prohibited.

4.33 Roofing. Any roof modifications shall be identical to the existing roofing material. Color changes must be reviewed by the DRC and must also specify the material and style of the product. All changes must comply with the style of the home and applicable agency standards.

4.34 Garage Doors. Changes to the garage door must be compatible with design and color of home and aesthetic of neighborhood. Garage door should be simple in design and color.

4.35 Awnings. Awnings must be compatible in color and design with the home. Designs should be simple and size, location and form in scale with the window.

4.36 Temporary Structures. No structure of temporary character, trailer, tent, shack, shed, barn or other temporary building improvements or structure shall be placed upon any portion of a Lot at any time. Refer to your Community Declaration for complete restrictions.

4.37 Outdoor Storage. All items stored outside (such as garden hoses, yard equipment, trash cans and recycling bins) must be completely screened from streets, greenbelts and adjacent homes. The appearance of the items as seen from second floors should be considered.

4.38 Gutters & Downspouts. Gutters and downspouts to be painted to match the house color or trim.

SECTION 5 NON-LIABILITY OF APPROVAL

5.1 Liability. Neither the DRC, nor any member of the DRC, nor the DRC's duly authorized representative shall be liable to the Community Association or to any Owner for any loss, damage or injury arising out of or in any way connected with the performance of the DRC duties as contained in Article 5 of the Community Declaration. The DRC shall review and approve or disapprove all plans submitted to it for any proposed Improvement, alteration or addition, solely on the basis of aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and the Community generally.

5.2 Plans and Specifications. Plans and specifications are not approved for (a) engineering design, (b) compliance and zoning and building ordinances, and other applicable statutes, ordinances or governmental rules and regulations, (c) compliance with the requirements of any public utility, (d) any easements or other agreement, or (e) preservation of any view. By approving such plans and specifications neither DRC, the members thereof, the Community Association, the Owner, the Board nor the builder, nor agents, employees, attorneys or consultants of any of the foregoing, assume liability or responsibility therefor, or for any defect in any Improvements constructed from such plans and specifications for any obstruction or impairment of view caused or created as the result of any Improvements approved by the DRC.

SECTION 6 CONTRACTOR GUIDELINES

Owners are to ensure that any contractor they hire to perform work in the Community adheres to the following:

6.1 Traffic Safety Rules. Contractors shall abide by all traffic safety rules and signs, posted and otherwise. The Community Association is a family community – watch for children playing.

6.2 Parking. Vehicles and other equipment must be parked in such a manner so as not to block traffic or access to fire hydrants, driveways, streets or mailboxes.

6.3 Overnight. Contractors must not leave vehicles, equipment, trash, construction debris or material on streets overnight.

6.4 Local Ordinances. Contractors must adhere to all local ordinances in the performance of work.

6.5 Portable Toilets. Portable toilets are not allowed unless approved by the Board in writing or are temporarily located in the backyard.

6.6 Dumpsters. Dumpsters shall be maintained in a neat and sanitary manner on the residential lot during construction. Materials shall be placed so that they are not visible outside of the dumpster. A regular dumping service shall be retained a minimum of once per week. Dumpsters are not permitted in shared driveways, courtyards, Community Association maintained streets, or on Community Association-maintained property.

6.7 Landscape and Sidewalk Protection. Community landscaped areas and sidewalks shall be protected during construction. The Community Association will repair any damage to the Community Common Property caused by the construction activity and will either back-charge the Lot Owner or will deduct the cost thereof from the construction/clean up deposit. For major remodels, the Community Association reserves the right to require screened fencing, which includes the use of a six foot chain link fence and frontage gate secured by a dark green mesh behind the sidewalk, which shall be maintained in good condition and all construction materials must be kept behind the fence.

6.8 No Street Blockage. If lumber or other packaged material is unloaded in the street, street access must not be blocked and safety warning devices must be used while the material is being unloaded. The maximum length of time that material can be stockpiled in the street is eight (8) hours. Unpackaged material, such as sand or soil, may not be unloaded in the street. Stockpiling in the street is prohibited.

6.9 Construction Equipment. No construction equipment, materials, debris or trash shall be allowed to accumulate or be stored on the Community.

6.10 Alcohol or Drugs. Contractors shall not bring or use alcohol or recreational drugs on site.

6.11 No Dogs. Contractors must not bring dogs on site. Contractors shall only be allowed to bring into the Community persons who are working with the contractor on the construction project.

6.12 Safety Precautions. Contractors must take all necessary safety precautions and shall erect and maintain barriers, lights, signs and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions associated with their construction activity.

6.13 Governmental Codes/Permits. All construction activity must comply with local governmental codes/permits as well as plans approved by the DRC.

6.14 Cleanup. At the end of the work day, the streets must be left broom clean. All debris (for example, paper, bottles, cans and litter) must be removed from the job site on a daily basis. Street washing is strictly prohibited. When work is being performed in a residence by the Owner, contractor or by a tradesman, daily cleanup of the area involved is required, unless specifically excused in writing by the Board of Directors. The cleanup is the responsibility of the residence Owner. If such cleanup is not performed as required and must be done by employees or contractors of the Community Association, the residence Owner will be assessed cleanup costs as determined by the Board of Directors.

6.15 No Radio or Musical Appliance. Contractors shall not play radios or other musical appliances so that the sound extends across the Lot property lines. Contractors shall minimize noise impacts from generators or other construction equipment.

6.16 BMP and WQMP. Contractors shall perform work in accordance with Best Management Practices and the Master Water Quality Management Plan. In addition, erosion and sediment controls must be in place, washing must be confined to the Lot area and materials may **not** be discharged into the storm drain.

[End of Design Guidelines]

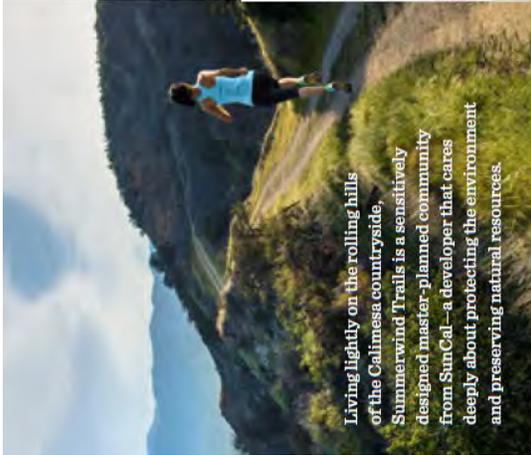
EXHIBIT A
PROPERTY IMPROVEMENT APPLICATION

EXHIBIT B
NOTICE OF COMPLETION

EXHIBIT C
APPEAL/VARIANCE REQUEST FORM

EXHIBIT D
APPROVED PLANT LIST AND SAMPLE PLANS

EXHIBIT E
APPLICATION PROCESS AND POLICY



Living lightly on the rolling hills of the Calimesa countryside, Summerwind Trails is a sensitively designed master-planned community from SunCal—a developer that cares deeply about protecting the environment and preserving natural resources.

WELCOME TO THE LAND OF PLENTY

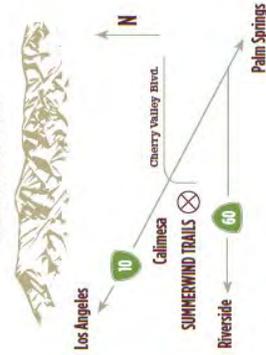


Living with Recycled Water

SUMMERWIND TRAILS

Life's an adventure

San Bernardino Mountains



SUMMERWIND TRAILS

Life's an adventure

To learn more, visit www.SummerwindTrails.com



It's a Wonderfully Green Life.



In California, we all know we need to be water smart. Every day, our state's limited water supply is becoming more precious as our need for water continues to grow. By recycling water, we can better maintain and manage our limited water supplies and ensure the sustainability of water for future generations.

SunCal, the developer of Summerwind Trails, has helped to implement an innovative dual-plumbing water system within the community, where two sets of water pipes go to each homesite—one for drinking water and one with recycled water for irrigation of residents' lawns and gardens, as well as the community's parks, schools and public areas.

This practice saves millions of gallons of drinking water each year that would otherwise be used for irrigation, reducing our community's demand for drinking water by more than 60%. Add in drought-tolerant landscaping and low-flow fixtures in the homes, and it's easy to see why Summerwind Trails is one of Southern California's most water-wise communities.

A Guide to the Summerwind Trails Recycled Water System

RECYCLED WATER

It's a beautiful thing at Summerwind Trails.



What it Means for You

Lower Water Bills

Since you're using less-expensive recycled water for irrigation instead of drinking water, families could see a savings of 30% or more.

Purple Color Coding

Purple signs and pipes throughout our community are designed to inform you of the use of recycled water for irrigation.

Wi-Fi Weather-Controlled Irrigation

Your home will be equipped with an irrigation control system connected remotely to internet weather data through the Wi-Fi serving your home—preventing irrigation before, during and 48 hours after a storm event.

Drought Resistant

During drought conditions, many communities must restrict their use of water for landscape irrigation. Because of our community's use of recycled water, these limitations are much less likely.



Q&A

Why is recycling water important?

By recycling water, our community can continue to irrigate landscaping even during severe droughts. It's all about using the right water for the right purpose. We believe recycled water is for plants, and fresh water is for humans.

Is recycled water safe?

Yes, it's clean, clear and safe. In fact, no health-related incidents have ever been linked to the use of recycled water.

Is recycled water regulated?

Yes. In California, the production, conveyance and use of recycled water is carefully regulated by the California Department of Health Services and the California Regional Water Quality Control Board—making our state's regulations some of the most stringent in the world.

Where is recycled water used at Summerwind Trails?

Recycled water in our community is used for irrigation of all parks, schools and public areas. It's also piped to each home's sprinkler system for outdoor landscape irrigation.

Will using recycled water save me money?

It sure will. Since our recycled water for irrigation is less expensive than drinking (potable) water, you'll pocket some serious green. In fact, some realize a cost savings of over 30%.

Do I have to use recycled water for irrigation?

Yes, all residents are required to use recycled water for irrigation purposes at Summerwind Trails.

Can people drink recycled water?

The recycled water at Summerwind Trails is for landscape irrigation only. It's not recommended for consumption.

What if my dog or cat drinks from a puddle of recycled water?

No worries, there are no harmful effects. In fact, the water will be safer than if your pet drank from a ditch or a pond.

Does recycled water give plants extra minerals?

Yes. The higher nutrient content of nitrogen, phosphorous and potassium in recycled water is beneficial to turf grasses. Sufficient micronutrients are also supplied by recycled water.

What about my pool?

Swim and splash without a care in the world. Pools and other outdoor water features at Summerwind Trails are filled with drinking water.

Community information, including uses, facilities, terms, availability and amenities, is subject to change at any time without notice or obligation. Illustrations, photographs, square footage and features are approximate for illustration purposes only. Things do not reflect racial preference.



Potential Customers

Answers to Frequently Asked Questions Regarding the Use of Recycled Water at Dual Plumbed Homes

1. What is recycled water?

Recycled water, also known as reclaimed water, is wastewater that has been highly treated, filtered and disinfected to meet standards established by the California Department of Health Services for unrestricted non-potable beneficial use, including residential irrigation.

2. Where does it come from?

It comes from the Yucaipa Valley Water" District's (YVWD) wastewater treatment plants. The recycled water is highly treated, filtered and disinfected tertiary quality for unrestricted non-potable use.

3. Is recycled water used at other locations?

Irrigation with recycled water is used extensively, in many parts of California, and in other states. It is used to irrigate golf courses, street landscaping, commercial center landscaping, major slope landscaping, parks, and school playgrounds.

4. Isn't it very unusual for recycled water to be used on residential lots?

Yes, historically it is, but this approach to saving our precious resources is likely to be used far more extensively in the future. It has been done successfully in Northern California. Several residential projects in El Dorado County, near Sacramento have been utilizing this program - Serrano, Creekside Greens, Four Seasons and West Valley View; all have successfully implemented dual-plumbing, so that the residential yards are irrigated with recycled water. In Southern California, previous residential use of recycled water has been limited to a few exclusive neighborhoods in coastal Orange County.

5. How is recycled water distributed to residents?

The treated water is conveyed to your property through purple colored pipes that are completely separate from the potable water system. Each parcel has a separate meter for each of the two water systems.

6. Is recycled water safe to use?

Yes, the quality of recycled water must meet the stringent regulatory requirements of the California Department of Health Services. Together with the Regional Water Quality Control Board, they monitor the quality and uses. Recycled water is for landscape irrigation and not for drinking. In about 50 years of use, there has never been a documented case of anyone becoming ill from recycled water use when used in strict accordance with the regulations of the California Department of Health Services.

7. Is there any chance of mixing up the two water systems?

Connected correctly, there is no chance of the two systems mixing. The systems are carefully inspected and monitored to insure a proper connection. If a homeowner were to modify the system and cross connect them on his property, the "backflow prevention device" installed in line next to the potable water meter will prevent the contamination of the potable water system upstream of the potable water meter. These devices have to be tested annually. Un-approved modification to the irrigation system by the homeowner, may subject them to YVWD penalties,

8. How do I know that the water in my house is potable water?

Water Quality samples will be taken throughout the community to ensure that the water is safe to drink on a regular basis. Also strict Cross-Connection Inspections and Testing will be completed on a regular and ongoing basis throughout the community to make sure there is no recycled water in the drinking water system by YVWD.

9. Are there special requirements for the use of recycled water?

Homeowners receive the documents:" Recycled Water User's Manual for Dual Plumbed Homes" and YVWD's design standards for recycled water. These documents describe very precisely how the landscape irrigation system should be designed, installed, inspected and operated. Design of the landscaping system is checked by YVWD. Construction is also inspected. YVWD also initially conducts inspections of the front and rear yards and then yearly inspections thereafter, as required by state law.

10. Will I have access to potable water outside my house?

On the outside, hose bibs attached to the house will have potable water. Potable water is available for the usual external washing and recreational activities. Potable water is required to be used for spas and swimming pools.

11. Will I have access to recycled water in the yard?

There is no access to the recycled water other than through your constructed irrigation system. Hose bibs are NOT allowed in the recycled water system. All recycled water lines and valves are constructed underground. Spray irrigation (overhead irrigation) shall occur at night only between 9:00pm and 6:00am. Drip System irrigation is unrestricted for the hours of use.

12. Do I have to use recycled water?

If your house is located in a dual plumbed subdivision, you must use recycled water for landscape irrigation. State regulations do not allow you to convert to potable water.

13. What benefits do I get from using recycled water?

- Your irrigation water will cost less.
- Recycled water is a more secure source of water. During drought cycles, homeowners are often required to limit the use of potable water for irrigation.
- Recycled water will have very few, if any, shortages
- You will be helping to conserve fresh water.

14. What will recycled water cost?

Processing and delivery of recycled water costs less than potable water. YVWD has a policy to sell recycled water at a lower cost than potable water.

15. How much recycled water will I be using?

The average home uses about two thirds of water consumption for external uses and only one third indoors. So about two thirds of your total water use can be recycled water.

16. Are there special procedures for installing my irrigation system in my yard?

Yes - you will be provided with a manual including all the details, but in summary:

- The irrigation system design, but not the plants, will be checked by YVWD.
- The irrigation system will be inspected before it is covered with soil.
- YVWD will have to approve your completed irrigation system before you can use it.
- As a result you will have a dependable well-constructed irrigation system.

17. Are there limitations when we could water our plants?

Yes. Turf irrigation is to be done between 9 PM and 6 AM. Drip irrigation is permissible any time of the day. If you ask, YVWD can allow you to irrigate new lawns in the daytime, until the lawn is established.

18. What if I want to know more about recycled water?

The Yucaipa Valley Water District (www.yvwd.dst.ca.us) can provide you with additional information regarding recycled water. Contact YVWD's Recycled Water Coordinators at (909) 797-5118 ext. 2 or 3. You can also contact your homeowners association.



Recycled Water

Is a safe, reliable and cost-effective approach to managing Southern California's limited water resources. Yucaipa Valley Water District, invests in recycled water to reduce reliance on limited and expensive imported water. It also provides much needed water for our precious Oak trees that don't get much water.

Recycled Water Safety

After the extensive treatment process, recycled water is safe enough to irrigate parks, golf courses, cemeteries, freeway embankments, median strips, residential landscaping and other outdoor recreational areas.



Why use recycled water?

Using recycled water for irrigation saves drinking water supplies for our area's growing population.

You can save money and keep your landscape looking great. Recycled water costs less than drinking water and provides nutrients for your lawn and plants.

Recycling wastewater that would otherwise be released into local streams and creeks helps stimulate natural flows.

Using water the smart way

It's no secret that California's limited water supply is becoming more and more precious as our need for water continues to grow. Fortunately, many communities in California are now using recycled water to help reduce the demand on our valuable drinking water supply.

Safety Tips

- Don't Drink Recycled Water
- Don't use Recycled Water for pools, spas, or decorative fountains
- Make sure to wash your hands after working with Recycled Water



Recycled water saves drinking water.



Your Backyard Irrigation Plan

Do-it-yourself... if you choose to design your backyard landscaping, you need to submit a plan following the Design and Construction Standards to YVWD for approval after first attending an YVWD Site Supervisor Training.

Hiring a contractor... YVWD requires that your contractor be on the District's authorized contractor list. Your HOA has a copy, or you can visit on www.yvwd.dst.ca.us and click on recycled water. All contractors on the list have attended the recycled water orientation.

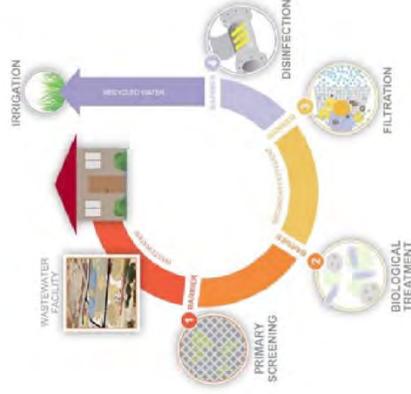
Remember... no construction should begin on your landscape until YVWD approves your irrigation plans.



Yucaipa Valley Water District

Yucaipa Valley Water District

12770 2nd Street
Yucaipa, CA 92399
Main: (909) 797-5117



Find us online at:
<http://www.yvwd.dst.ca.us/>

For more information contact:

Jeremy Costello
Recycled Water Supervisor
Phone: (909) 797-5118 x3
jcostello@yvwd.us

Steven Molina
Recycled Water Supervisor
Phone: (909) 797-5118 x2
smolina@yvwd.us

Check your progress...

- ✓ Attend a recycled water Site Supervisor Training.
- ✓ Read the YVWD Design and Construction Standards.
- ✓ Hire a contractor from the authorized list or design the irrigation plan yourself.
- ✓ Submit the plan to YVWD for approval.
- ✓ Construction begins by an authorized contractor. Or do it yourself.
- ✓ YVWD approves installation.
- ✓ Landscaping is completed.
- ✓ YVWD checks system...you're done!



Homeowner Front and Backyard Modification Process



Step One:
Homeowner Design Build Process -

- Design drawing changes to a home's landscaping and irrigation systems.
- Design drawing for additional outdoor features (pools, fountains, sinks, etc.)



Step Two:
The HOA or Approving Authority Review Process

- The design drawings must be approved by the HOA prior to submittal to Yucaipa Valley Water District.



Step Three:

- The HOA to submit the approved design drawings to the Yucaipa Valley Water District for review, comment, corrections and final approval.



Step Four:
Final Approval for Construction

- Schedule a brief pre-job meeting with Yucaipa Valley Water District staff, two business day notice required.
- All work must be inspected prior to backfill of piping.



Future Working Requirements

Continuing Forward with your Recycled Water Irrigation Systems for water conservation

- Annual inspection of landscape irrigation in from and back yards
- Cross connection test every 4 years.
- Any adjustments or corrections that may be needed will be noted on the inspection forms for correction and provided back to the Homeowner for their use and records.

Yucaipa Valley Water District's Recycled Water Program

YVWD has created one of California's premier recycled water programs.

Recycled water is municipal wastewater that has been intensely treated and disinfected to produce water of suitable quality for outside landscape irrigation. The treatment process and the quality of the final product must, by law, meet strict State regulations.

Through public and private investments, YVWD's dedicated distribution system of purple pipelines deliver recycled water for residential and commercial landscaping, neighborhood parks, golf courses and ball fields as well as schools. YVWD's Board of Directors is committed to maximum use of recycled water because it helps to save millions of dollars in wastewater disposal costs.

All YVWD customers share in these savings.

Use of recycled water is also an environmentally responsible way to supply water for irrigation. Recycled water frees up drinking water supplies that otherwise would go to irrigate lawns, schools, parks and golf courses. This action alone delays, reduces the size and in some cases eliminates the need to build expensive new facilities for drinking water. Again, all YVWD customers benefit from these cost savings.

Recycled water irrigation systems must be installed in accordance with State and YVWD regulations and inspected for compliance by YVWD staff prior to acceptance and annually thereafter. These regulations are in place to protect public health and safety.

This brochure provides homeowners with information that will help answer some of the most common questions recycled water users have, as well as give tips and guidance to ensure your recycled water system remains compliant and safe to operate.

What you should know:

New Installations: Prior to installing any recycled water irrigation system and/or exterior drinking water supply lines, a plan must be submitted to YVWD for review and approval. There are specific State and YVWD regulations governing the design and installation criteria for these systems. Pipe inspections are required prior to covering.

Modifications: STOP! When making changes to your existing recycled water irrigation systems and/or exterior drinking water supply lines, please **CONTACT YVWD FIRST.** Our team will walk you through the process and meet with you onsite if necessary to provide guidance so your project goes smoothly. Revised plans may be required prior to covering. **Note:** Simple hand drawn plans work as well.

Hiring a Contractor: YVWD maintains a list of approved contractors that have attended the same YVWD recycled water workshops as all homeowners and have demonstrated an understanding of the requirements. Only approved contractors are permitted to install or modify recycled water irrigation systems.

Exterior drinking water pipelines: All exterior drinking water pipelines are subject to YVWD inspection and approval prior to covering to certify the correct materials are used and appropriate separation from recycled water systems exist. Copper is required for all exterior drinking pipelines that enter the landscape and run below ground. Some examples include: supply lines to pools, ponds, fountains, outdoor sinks, etc.

Exterior drinking water irrigation systems: To protect public health, drinking water irrigation systems are prohibited on any parcel receiving recycled water. An interconnection between the two systems could pose a health hazard.

Frequently Asked Questions

Is recycled water safe?

Recycled Water is carefully monitored to protect public health and safety, and it is strictly regulated by the State of California. It is safely used for irrigation of home and commercial landscapes, vegetable gardens, parks, school yards, golf courses, and agriculture throughout California. However, recycled water is not for human consumption.

Do I have to use recycled water?

If your residence is located in an YVWD – mandated recycled water use area, you are required to use recycled water for your landscape irrigation. YVWD regulations do not permit conversions of the landscape irrigation systems to drinking water.

Why does YVWD inspect my front and backyard every year?

Annual inspections are required by the State for all residential lots receiving recycled water for irrigation uses. The purpose of the inspection is to verify that your recycled water irrigation systems and all exterior drinking water systems are in compliance with State and YVWD requirements.

Can I connect an irrigation system to my drinking water hose bibb while away on vacation?

No, drinking water irrigation systems are not permitted at residences where recycled water is served.

Can I use recycled water for my outdoor water features?

No, recycled water is approved only for outdoor irrigation systems.

Can I make modifications to my existing recycled water irrigation systems?

Yes. However, it is very important that the modifications meet all State and YVWD requirements. Please contact YVWD first to ensure your system remains compliant.



Yucaipa Valley Water District

Your Annual Inspection Explained:

YVWD regulations require annual inspections for all residences utilizing recycled water for landscape irrigation. These inspections require YVWD staff to walk the front and backyard recycled water irrigation and exterior drinking water systems and compare them with the current approved plan on file. Our inspectors are looking for unauthorized modifications that may have been completed since the previous annual inspection and verifying that all required identification are in place. A typical inspection lasts around 10 minutes and are conducted Monday through Friday, 8:00 AM to 4:00 PM. A system separation test will be required if the residence has changed ownership or if it's been four years since the last separation test. A separation test requires both the recycled and drinking water services be shutdown to confirm the two systems are not interconnected. This process lasts approximately 60 minutes.

Common Non-Compliance Issues to Avoid:

- Unapproved modifications to recycled and/or exterior drinking water systems
- Connecting white PVC pipe to recycled water irrigation systems
- Use of unapproved pipe material for exterior drinking water lines (Copper only)
- Installing irrigation systems to drinking water hose bibbs

Installing pool, water feature or other exterior drinking water lines without YVWD inspection

Using recycled water for fountains

Irrigation system valves that are inaccessible for inspection

Use of anti-siphon irrigation control valves



Yucaipa Valley Water District

Recycled Water Program General Information and inspection requests (909) 797-5118 ext. 2 or 3

For after hours emergencies Call (909) 797-5117

YVWD Mission Statement

Yucaipa Valley Water District is committed to professionally managing the precious water, sewer and recycled water resources of the Yucaipa Valley in a reliable, efficient and cost effective manner in order to provide the finest service to our customers, both present and future.

Yucaipa Valley Water District

NOTICE

- Informational Only

Inspection Complete

- Initial Occupancy
- Change of Ownership
- Annual Inspection

Yucaipa Valley Water District has completed the required inspection of your front and backyard recycled water irrigation systems

- Passed
- Corrections Required (see attached corrections notice)

Date: ___/___/___ Initials: _____

Important Information Inside

Please take a moment to review this brochure for tips and guidance related to your recycled water irrigation system



Yucaipa Valley Water District

For more information please visit: www.yvwd.dst.ca.us

RECYCLED WATER USE GUIDELINES
FOR
RESIDENTIAL DUAL PLUMBED HOMES

2018



Yucaipa Valley Water District

12770 Second Street
Yucaipa, California

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 GENERAL INFORMATION	3
1.1 INTRODUCTION.....	3
1.2 WHAT IS RECYCLED WATER?.....	3
1.3 USES OF RECYCLED WATER.....	3
1.4 IS RECYCLED WATER SAFE?	4
1.5 HOW IS USING RECYCLED WATER DIFFERENT?	4
2.0 OPERATING CONDITIONS AND USER GUIDELINES	5
2.1 GENERAL	5
2.2 OPERATING CONDITIONS	5
2.3 USER GUIDELINES.....	7
2.4 DESIGN AND INSPECTION.....	7
3.0 IDENTIFICATION OF RECYCLED WATER EQUIPMENT AND USE AREAS.....	9
3.1 GENERAL	9
3.2 PIPING.....	9
3.3 ABOVE GROUND EQUIPMENT	9
4.0 PRACTICE DO'S AND DON'Ts FOR THE USE OF RECYCLED WATER	10
4.1 DO's.....	10
4.2 DON'Ts	10
5.0 CONTACTS LIST	11
6.0 RESIDENT EXAMINATION	12

SECTION 1.0

GENERAL INFORMATION

1.1 INTRODUCTION

In San Bernardino and Riverside counties an adequate and safe supply of potable water is essential yet vulnerable to interruption by natural forces such as prolonged drought. New supplies of potable water are becoming scarcer yet demand is increasing. During drought years, this problem intensifies. A promising solution is to serve irrigation and other Non-Potable demands with water which is not considered potable. By using recycled water for these purposes, the potable water supply can be used for the primary function of human consumption, such as drinking, cooking, bathing and washing.

This User's Manual has been assembled to provide Yucaipa Valley Water District dual plumbed customers a basic understanding of what recycled water is and to provide users a source of information for the day-to-day operation and control of these systems. This manual, based on existing codes, laws and regulations of agencies that govern water recycling activities, will help the user to comply with all existing regulations involving the operation of a recycled water system for front and backyard irrigation.

1.2 WHAT IS RECYCLED WATER?

Water reclamation is the treatment and management of municipal wastewater to produce a water of suitable quality for non-potable beneficial uses. Recycled water is a manufactured product. It is a highly treated and disinfected water originating from municipal wastewater. The treatment processes and final product quality must, by law, meet standards defined by Title 22, Chapter 4, of the California Code of Regulations. Tertiary treated recycled water is odorless, colorless and pure enough for human contact but not for human consumption.

To produce recycled water, wastewater is highly treated at a reclamation plant that duplicates nature's own cleansing process, only at a much faster rate. The result is a high quality water that is safe to use for many applications. Proper use of this product is safe and provides a negligible health hazard. Reclamation offers great potential for future additional water supplies in San Bernardino and Riverside counties where conventional water supply sources are scarce.

1.3 USES OF RECYCLED WATER

Landscape irrigation is the single largest use of recycled water within the Yucaipa Valley Water District. In addition, recycled water can also be used for industrial processing, cooling towers, soil compaction and dust control at construction sites; in recreational lakes, ponds and ornamental fountains; crop initiation; and flushing toilets and urinals in some commercial buildings and offices. In fact, recycled water can be used for most non-potable needs.

Recycled water has been used successfully in California and other states, particularly Florida, Arizona and Texas, for many years. Many well-known sites have used recycled water, such as San Francisco's Golden Gate Park as early as 1932. The El Tovar Hotel at Grand Canyon National Park implemented the use of recycled water for toilet flushing in 1955. In fact, the first regulations published in California were adopted in 1918. It is expected that continued demand for new supplies will allow recycled water to serve more and more of these new and expanding uses.

In 2001 the Yucaipa Valley Water District obtained state approval for using recycled water for the irrigation of landscaping for several sites. At present the District is in the process of obtaining approval for use of recycled water to irrigate front and backyards for the Summerwind Project at Oak Valley. In a similar very successful project, several thousand homes in the El Dorado Hills area of Northern California presently receive recycled water for irrigating their yards.

1.4 IS RECYCLED WATER SAFE?

Recycled water is safe to use! Potential health risks associated with the use of recycled water have been well documented nationwide as water reclamation projects are implemented and carefully monitored by responsible local health authorities and water quality control agencies. Title 22 has stipulations applying to various types of reuse and levels of required treatment. Tertiary recycled water is a highly treated, filtered and disinfected product according to California Department of Public Health Services criteria. These standards for recycled water are among the most stringent in the world.

1.5 HOW IS USING RECYCLED WATER DIFFERENT?

Recycled water facilities to be used for landscape irrigation in the front and backyard are separate from all onsite potable water systems. The recycled water customer will be required to use purple colored pipe, mark controllers and ensure there are no cross-connections between the potable and recycled water systems. All exterior Potable Water lines will be copper as compared to purple colored plastic for recycled water. There will be annual and periodic inspection by the District, or its representative, to ensure compliance with recycled water regulations.

SECTION 2.0

OPERATING CONDITIONS AND USER GUIDELINES

2.1 GENERAL

The operation of a recycled water system is hydraulically the same as a potable water system. However, there are basic conditions and requirements which differ from potable systems, and which must be understood and followed when constructing, operating and maintaining a recycled water system. The following conditions and guidelines are summaries of State of California Department of Public Health Services reclamation criteria (Title 22 of the California Code of Regulations), American Water Works Association (AWWA) reuse guidelines, and the District rules and regulations.

2.2 OPERATING CONDITIONS

A. Permits:

The Yucaipa Valley Water District allows residential subdivisions to receive recycled water, after the preparation of an Engineer's Report, subject to the approval of the California Department of Public Health. It does not currently allow individual homes, not in such subdivisions, to receive recycled water. If your house is located in an approved subdivision, your parcel is required to use recycled water for all landscaping uses. Potable water may only be used indoors, through hose bibs connected to the house and for swimming pools and spas. Dual plumbed parcels are intended to use only recycled water for landscape irrigation.

B. Liability and Responsibility:

The user assumes all liability and responsibility for all phases of construction, operation and maintenance of the recycled water system in the front and backyard. The user's recycled water system starts downstream of the Point of Connection (POC) to the recycled water meter located adjacent to the curb. The Yucaipa Valley Water District is responsible for water quality and operation and maintenance of the system upstream from the POC.

C. Compliance with Rules and Regulations:

Recycled water must be used in accordance with all applicable federal, state and local ordinances and regulations. During the lifetime of a recycled water system, it will be checked periodically by the District to ensure continued compliance with all regulatory agencies. As the industry becomes more experienced with recycled water use, there may be changes to existing regulations. These changes may be made without the consent of the user or the District and will be enforced upon their effective date

D. Authorized Uses:

Recycled water must be used for all landscape irrigation in the front and backyard of the home. Discharge of recycled water for any purpose, including approved uses, in areas other than those authorized, is prohibited.

E. Notification and Violations:

It is the responsibility of the user to routinely monitor and inspect the recycled water system for any situation that may not be in conformance with the regulatory requirements. Problems such as the destruction of informational signs, controller malfunctions, excessive ponding or runoff of recycled water, broken or out-of-adjustment sprinkler heads, etc. must be corrected as soon as they become apparent.

Emergency situations such as pipeline ruptures, cross-connection problems or emergency modifications made to prevent contamination of the potable water system must be reported immediately to the District. In case of misuse of the recycled water, the District may take any actions needed with respect to the operation of your recycled water system to protect the public health. This may include immediate shut down of recycled water service to your site.

F. Recycled Water Site Supervisor:

The user, namely the home owner or home occupant in case the home is rented, is responsible for the day to day activities and long term operation and maintenance of the system. The User must also complete District training that includes the guidelines contained in this manual

G. Ability of the District to Control Use:

The District reserves the right to control and schedule the use of recycled water to maintain acceptable working conditions within the District's recycled water distribution system. These and other service conditions will be administered by the District at its discretion.

The hours allowed for irrigation of Dual Plumbed Homes are as follows;

Overhead Spray Irrigation	9:00 p.m. to 6:00 a.m.
Drip System Irrigation	Unrestricted

H. System Modification:

If there is a need for modification, renovation or other major changes in the on-site recycled water system, prior approval must be obtained in writing from the District.

I. Rates, Fees and Other Charges:

The District will determine all water rates, fees and charges concerning recycled water service. These may be changed from time to time at the discretion of the District.

2.3 USER GUIDELINES

A. Identification:

The recycled water system and related equipment must be clearly identified and differentiated from the potable system so that the systems remain separate from each other. Methods of identification are discussed further in Section 3 below.

B. Separations:

Buried recycled and potable water pipes should be separated to the maximum extent possible. Pressurized recycled water irrigation lines must have a 10-foot horizontal and 12-inches vertical separation from pressurized potable water lines. Potable water lines also must have a 12-inch horizontal and 12-inch vertical separation from all other water lines. Situations may occur where this is not feasible. Each such situation shall be examined and any decisions to vary from this minimum separation shall be made by the District on a case-by-case basis.

C. Best Management Practices (BMPs):

BMPs should be implemented to achieve a safe and efficient irrigation system. When implemented, conditions causing runoff, ponding and windblown spray (misting) are minimized to a negligible amount, and in some cases, eliminated.

D. Hose bibs:

Hose bibs in the recycled water system are not allowed in residential irrigation systems! All hose bibs in front and backyards of residents will deliver potable water for potable water uses and are to be attached to the house.

E. Time of operation:

Irrigation with recycled water is limited to those hours which provide a minimum opportunity for public contact of the spray. Turf and spray irrigation is restricted to the hours between 9:00 PM and 6:00 AM. Drip irrigation systems may be operated at any time.

2.4 DESIGN AND INSPECTION

- A. Design of landscaping for the front and backyard for dual plumbed homes must conform to the District's Recycled Water On-Site Facilities Standards for Dual Plumbed Homes.

- B. Design and construction of all landscaping is the responsibility of the homeowner or their qualified and District trained landscape architect and contractor. Design of irrigation systems must be submitted to the District for approval prior to any construction, to assure compliance with the recycled water system design criteria. After completion of construction and prior to covering the irrigation system, it will be inspected by the District to assure compliance of material used and construction with the District's standards.

2.4 CROSS-CONNECTIONS

A cross-connection is any connection between a potable water system and a non-potable water system. Since recycled water is not safe for human consumption, connections between it and the potable water system are not allowed. Backflow is defined as the undesirable reversal of flow into a potable water distribution system as a result of a cross-connection. For backflow to occur, a connection must exist between the potable and the non-potable system. The District Ordinance Number 48-1998 sets forth policy, authority, and requirements for the prevention of contamination by backflow and cross-connections.

Where potable water and recycled water serve the same parcel, a backflow prevention device must be installed on the potable water service to prevent water from flowing in the reverse direction. A Certified Backflow Tester will test the backflow prevention device annually.

The District, or its representative, will conduct periodic cross-connection tests to insure there are no connections between the potable water and recycled water systems. An initial cross connection test is performed as part of the final inspection process.

If a test reveals a cross-connection, the recycled water system(s) must be immediately shut down at the meter and the Potable system must be left on and pressurized. Public Notice Signs indicating "Do Not Drink" with an accompanying international symbol (cup with cross slash over it) are to be placed at all potable water fixtures that are a part of the potable water system on the premises. The recycled system(s) may not be reactivated until the cross-connection has been eliminated, all contamination has been removed, and the regulatory agencies have been satisfied that the problem has been corrected.

SECTION 3.0

IDENTIFICATION OF RECYCLED WATER EQUIPMENT AND USE AREAS

3.1 GENERAL

Hydraulically, recycled and potable systems operate exactly the same. The main difference is identification of equipment. Recycled water systems must be identified differently from potable systems to prevent accidental cross-connections, backflow conditions and other situations that could jeopardize public health.

Over the last 20 years, the water industry has adopted the color purple to signify that recycled water is being used. As a result, piping material is currently available in a purple color for use in recycled water systems. The common thread linking all items is the message being conveyed: "Recycled (or reclaimed) water is being used; it is safe for designated uses but you should avoid drinking it".

3.2 PIPING

- A. Purple colored pipe. All pipes in the recycled water system shall be purple pipe with printing stating recycled water. It is available from most irrigation supply dealers.
- B. When potable water lines are constructed in the backyard to serve potable water mandated uses, such as swimming pools and spas, all piping conveying potable water shall be copper.

3.3 ABOVE GROUND EQUIPMENT

Recycled water equipment that is above ground, or exposed such that it is clearly visible to the public, must be identified differently from potable water equipment.

- A. Above ground components must be tagged, colored purple or otherwise identified by some means to show that recycled water is being used.
- B. Irrigation valve box covers shall be manufactured with the purple color, and branded with the words "Recycled (or Reclaimed) Water".

SECTION 4.0

PRACTICE DO's AND DON'Ts FOR THE USE OF RECYCLED WATER

4.1 DO's

- A. Attend an orientation class on recycled water use
- B. Choose an "Authorized Contractor" from the District's list of contractors who have completed an orientation class on recycled water use.
- C. Take preventative measures to insure no cross-connections can occur by not constructing potable water lines in the backyard using plastic pipe.
- D. Maintain and submit as-built drawings of any and all changes or additions to your recycled water system.
- E. When performing repairs or modifications to the recycled water system, use only materials approved for recycled water use.
- F. Closely monitor the recycled water system operation and be alert to overspray, run-off, and ponding. If this occurs, make corrections to minimize these conditions.
- G. Keep systems functioning properly. Repair any and all damage to the recycled water system immediately. Report breaks or spills directly to the District.
- H. Once a year a certified tester from YVWD will test the backflow prevention device located next to your potable water meter, and repair it if needed.
- I. Educate all family members on the correct uses and restrictions of recycled water.
- J. Wash all fruits and vegetables grown in the backyard with potable water before eating them.
- K. If you sell, rent or lease your house to others, it is your responsibility to inform the new occupants about the presence of recycled water and the rules and regulations associated with that. Provide the renter with a copy of the "Declaration of Restrictions" you signed when you purchased the house and a copy of these regulations. Notify the District when your home is rented.

4.2 DON'Ts

- A. Do Not Drink Recycled Water.
- B. Recycled water should not be used to wash hands or other parts of the body.
- C. Equipment that has been in contact with recycled water should not be used in conjunction with any potable water system.
- D. Do not attempt to modify or change the recycled water system without written authorization from the District.
- E. Do not add hose bibs to the recycled water system.
- F. Do not use recycled water in swimming pools or spas.

SECTION 5.0
CONTACTS LIST

The following list provides some of the contact personnel for questions regarding the use of recycled water.

Yucaipa Valley Water District

Customer Service Department.....	(909) 797-5117
Recycled Water Supervisor	(909) 797-5118 x2
Recycled Water Supervisor	(909) 797-5118 x3
Engineering Department.....	(909) 797-5118 x6
Henry N. Wochholz – Regional Water Reclamation Facility	(909) 790-2491
After Hours Emergency.....	(909) 797-5117

SECTION 6.0

RESIDENT EXAMINATION

1. Before modification of the on-site residential irrigation recycled water system can be done, the user must:
 - a. complete the modification
 - b. obtain written approval from the District
 - c. notify the on-site supervisor
 - d. none of the above

2. Identification of the recycled water system consists of:
 - a. using purple pipe
 - b. using purple caps on sprinklers
 - c. using purple irrigation boxes
 - d. all of the above

3. A cross connection is a direct connection between a potable and a non-potable water system.

TRUE FALSE

4. All parcels served with recycled water will be inspected for cross connection. This test will be performed by:
 - a. Department of Public Health Services
 - b. The User
 - c. Yucaipa Valley Water District
 - d. Any of the above

5. Where recycled water service is provided to a residential lot, it is required that the recycled water is utilized for irrigation of the residential landscape.

TRUE FALSE

6. After completion of construction and prior to covering the irrigation system, it will be inspected by:

- a. The Landscaper
- b. The Homeowner
- c. Yucaipa Valley Water District Inspector
- d. None of the above

7. Emergency situations such as pipeline ruptures, cross-connection problems or emergency modifications made to prevent contamination of the potable water system must be reported immediately to the Yucaipa Valley Water District.

TRUE FALSE

8. A hose bib may be connected to the recycled water system as long as it is not accessible by the public.

TRUE FALSE

9. Recycled water can be used for most non-potable needs.

TRUE FALSE

10. The District requires that turf irrigation with recycled water is limited to those hours between 9:00 PM and 6:00 AM. Drip irrigation systems may be operated at any time.

TRUE FALSE

11. All recycled water pipes installed above or below ground must be colored purple.

TRUE FALSE

12. You should not do the following with recycled water:

- a. drink recycled water
- b. wash your hands and face
- c. wash down roads
- d. all of the above

I have read and understand the Recycled Water Use Guidelines. By taking the above examination, I hereby assure to follow the guidelines as written.

Date: _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____

Email Address: _____

Signature: _____

**RECYCLED WATER ON-SITE DESIGN, REVIEW
AND INSPECTION PROCEDURES MANUAL**

FOR

RESIDENTIAL DUAL PLUMBED HOMES

2018



Yucaipa Valley Water District

**12770 Second Street
Yucaipa, California**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 GENERAL INFORMATION	3
1.1 INTRODUCTION	3
1.2 START OF CONSTRUCTION.....	3
1.3 LANDSCAPE DESIGN REVIEW	3
1.4 CONSTRUCTION INSPECTION.....	4
1.5 INSPECTION AT INITIAL OCCUPANCY OF HOUSE	5
1.6 COMPLIANCE INSPECTION	5
1.7 BACKFLOW PREVENTION DEVICES	6
1.8 SHUTDOWN TEST	6
1.9 DOCUMENTATION	6
1.10 CROSS-CONNECTIONS	6
1.11 DESIGN AND INSPECTION RESPONSIBILITY	7
YVWD – FRONT YARD DESIGN REVIEW AND INSPECTION	8
YVWD – BACK YARD DESIGN REVIEW AND INSPECTION	10
YVWD – COMPLIANCE INSPECTION REPORT	12
YVWD – RECYCLED WATER USE COMPLIANCE FORM	13
YVWD – CROSS-CONNECTION SHUTDOWN TEST	14

SECTION 1.0

GENERAL INFORMATION

1.1 INTRODUCTION

The Yucaipa Valley Water District, (YVWD) provides the highest quality unrestricted use recycled water for public landscape irrigation as well as residential irrigation. This manual provides detailed steps for design review, construction inspection, compliance inspections, and tests for residential dual plumbed irrigation systems.

Before starting construction make sure that a completed "Applicant Agreement for Residential Use of Recycled Water" has been completed and filed with YVWD and the Owner or Tenant have completed the Site Supervisor Training. After filing for Recycled Water service please provide a simple irrigation plan (i.e. - hand drawn or computer drafted) following the basic requirements set forth in District Standard Drawing R-4. The District will then review the document(s) for corrections. Once approved you will need to schedule a brief pre-construction meeting with District staff prior to the start of construction. Contact the District at (909) 797-5118 for more questions.

If your property is subject to a Homeowner's Association review and approval process, you will need to work with your HOA related to the design and construction of your recycled water improvements concurrently with YVWD. If this is the case, your HOA already has a procedural plan in place with YVWD to assist you with this process. Please contact your local HOA Representatives for their guidance.

1.2 START OF CONSTRUCTION

At the start of construction of each house, YVWD inspectors will verify the following:

- A. Backflow prevention device has been installed and tested prior to any potable water use.
- B. Water used during construction and for pipe testing is potable water and not recycled water.
- C. Curb markings for potable (W) and recycled water (RW) services are correct.

1.3 LANDSCAPE DESIGN REVIEW

YVWD will follow these general procedures for review of dual plumbed residential landscape design:

- A. Front Yard

1. Review landscape design, submitted either by homeowner or homebuilder. If by the homeowner, the HOA will process the plans between the homeowner and District until they are approved.
2. Determine conformance to Section 3.0 of the District's "Recycled Water On-Site Design and Construction Standards for Residential Dual Plumbed Homes."
3. Return plans for any required changes.
4. Complete Design Review Section of Front Yard form.

B. Back Yard

1. Review landscape design, submitted either by homeowner or homebuilder
2. Determine conformance to Section 3.0 of the District's "Recycled Water On-Site Design and Construction Standards for Residential Dual Plumbed Homes."
3. Return plans for any required changes.
4. Complete Design Review Section of Back Yard form.

1.4 CONSTRUCTION INSPECTION

YVWD will follow these general procedures for inspection of recycled water facilities at residential dual plumbed homes:

A. Front Yard

1. Copy of Front Yard Inspection form for field use.
2. Confirm Address.
3. Confirm a current test of the backflow prevention device or perform test.
4. Confirm meter locations are consistent with curb markings.
5. Inspect materials and construction of irrigation systems for conformance to the District approved landscape design plans.
6. Complete Inspection Section of Front Yard form.
7. Require homebuilder to submit "Record Drawings", of front yard landscape.
8. Check for the presence of a locked recycled water line Point of Connection (POC) in back yard for future connection to back yard irrigation system.

B. Back Yard

1. Copy of Back Yard form for field use.
2. Inspect materials and construction of irrigation systems for conformance to the District approved landscape design plans.
3. Complete Inspection Section of Back Yard form.
4. Require homeowner to submit "Record Drawings" of back yard landscape.

1.5 INSPECTION AT INITIAL OCCUPANCY OF HOUSE

This section outlines the general procedures YVWD will follow for the inspection of on-site recycled water facilities at initial occupancy of the house.

A. Cross Connection Test

A cross-connection test will be performed at initial inspection of front and rear yard installations and after the completion of front and rear yard irrigation system installations. Cross-connection tests will be performed once every four years, or at any time there is a potential or suspicion of the existence of a cross-connection. The general procedures for the cross-connection test are as follows:

1. Attach pressure gauges to both potable and recycled water connection points.
2. Shutdown recycled water service and operate irrigation system to make sure there is no pressure. Open potable hose spigots to make sure they are still pressurized.
3. Turn on recycled water service and shut down potable water service.
4. Open potable water hose spigots making sure that there is no pressure and turn on irrigation system to ensure it has pressure.
5. Turn potable water service back on and remove all pressure gauges.
6. Complete Cross-Connection Test Form and Inspection Brochure.

B. Recycled Water Line to Back yard Irrigation.

1. Check for the presence of a **locked** recycled water line Point of Connection

C. Homeowner Information

1. YVWD will provide the homeowner with literature regarding the design and construction and use guidelines of recycled water irrigation systems.
2. Verify Declaration of Restrictions and Homebuyer notification forms are completed and signed.

1.6 COMPLIANCE INSPECTION

YVWD will follow these general procedures annually to maintain compliance of on-site recycled water systems.

A. Inspection

1. Inspect front and back yard annually for proper irrigation system usage and absence of cross-connections.
2. Complete Compliance Inspection Form.

3. Provide homeowner with current available recycled water use guidelines.

1.7 BACKFLOW PREVENTION DEVICES

Backflow prevention assemblies require annual testing in accordance with Section 7 of YVWD's Rules and Regulations for Non-Potable Water Service. The test and any repairs shall be conducted by certified District personnel.

1.8 SHUTDOWN TEST

A. Procedure

1. Perform shutdown test on potable and recycled water systems, as detailed in Section 1.5.A., at least once every four years or more frequently as deemed necessary. Test shall be performed as outlined in the Cross Connection Shutdown Test form.
2. Complete Cross Connection Shutdown Test form

1.9 DOCUMENTATION

The following forms of documentation will be kept on file at District offices.

- A. **Forms:** All forms completed with regards to review and inspection will be kept on file at the District offices.
- B. **Landscape Record Drawings:** The District will keep on file a copy of all landscape record drawings for both the front and back yards. The front yard drawings, prepared by the homebuilder, may be typical drawings that apply to many houses in the subdivision. Back yard drawings are prepared individually by homeowners and/or a landscape architect and therefore are individual to each house.
- C. **Inspections:** The District staff will refer to previously completed forms as necessary when performing compliance inspections, cross-connection tests, and inspections.

1.10 CROSS-CONNECTIONS

On suspicion of existence of an actual or potential cross connection, a visual inspection will be performed and the shutdown test will be repeated. If the results confirm a cross connection, YVWD or the inspector will proceed with the following:

- A. YVWD will shut down the recycled water service.

- B. Inform the homeowner and contact the District Staff (if not performed by District staff)
- C. YVWD will notify appropriate Health Agencies (California DPHS, County Health, SWRCB)
- D. Instruct the homeowner not to drink the tap water in the house.
- E. Expedite the testing of the water quality in the house as well as in the supply system in the street.
- F. Investigate the source of the cross-connection. The Homeowner will then be responsible for its elimination under District supervision.
- G. If disinfection of the house potable water supply is necessary, it should be expedited with the cooperation of the homeowner.
- H. YVWD, County Health Department and DPHS will determine when it is safe for the homeowner to resume the safe use of the recycled and potable water systems.

1.11 DESIGN AND INSPECTION RESPONSIBILITY

The District may choose to delegate design review and/or inspection. In this case, the work will conform to all the requirements of this manual. YVWD retains overall responsibility for the adequacy of the design, review, and inspection of recycled water systems in its service area.



FRONT YARD

DESIGN REVIEW AND INSPECTION

Homebuilder Name: _____

Lot Number: _____

Homeowner Name: _____

Address: _____

DESIGN REVIEW	DATE COMPLETED	INITIALS
1. Landscape design prepared by (circle one) <div style="display: flex; justify-content: space-around; width: 100%;"> Homeowner Landscape Architect Other </div>	_____	_____
2. Layout and clearances conform to Recycled Water Standards.	_____	_____
3. Materials list for irrigation conforms to Recycled Water Standards.	_____	_____
4. The design plans comply with all other applicable requirements.	_____	_____
5. Recycled water pressure available is greater than or equal to the water pressure required by the irrigation system as noted on the irrigation plans.	_____	_____

Comments: _____

Inspection: to occur at completion of construction prior to backfilling of the irrigation system	DATE COMPLETED	INITIALS
1. Meter locations consistent with curb markings.	_____	_____
2. Construction performed by (circle one) <div style="display: flex; justify-content: space-around; width: 100%;"> Homeowner Contractor Other </div>	_____	_____
3. Potable line taped	_____	_____
4. Backflow prevention device tested by YVWD	_____	_____

5. Irrigation pipe layout and clearances conform to design drawings and standards.

6. Depth of pipes and separation requirements meet design standards.

7. Irrigation line to back yard and P.O.C. constructed, clearly identified, and locked with District lock.

8. The constructed irrigation system complies with all the applicable requirements and is completed. Final Inspection.

Comments: _____



BACK YARD

DESIGN REVIEW AND INSPECTION

Homebuilder Name: _____

Lot Number: _____

Homeowner Name: _____

Address: _____

DESIGN REVIEW	DATE COMPLETED	INITIALS
1. Landscape design prepared by (circle one) <div style="display: flex; justify-content: space-around; width: 100%;"> Homeowner Landscape Architect Other </div>	_____	_____
2. Layout and clearances conform to Recycled Water Standards.	_____	_____
3. Materials list for irrigation conforms to Recycled Water Standards.	_____	_____
4. The design plans comply with all other applicable requirements.	_____	_____

Comments: _____

Inspection: to occur at completion of construction prior to backfilling of the irrigation system	DATE COMPLETED	INITIALS
1. Construction performed by (circle one) <div style="display: flex; justify-content: space-around; width: 100%;"> Homeowner Contractor Other </div>	_____	_____
2. Copper fill line for water features installed correctly.	_____	_____
3. Irrigation pipe layout and clearances conform to design drawings and standards.	_____	_____
4. Depth of pipes and separation requirements meet design standards.	_____	_____

5. The constructed irrigation system complies with all the applicable requirements and is completed. Final Inspection.

6. The approved plans can be used for the record drawings.

Comments: _____



COMPLIANCE INSPECTION REPORT

Homeowner: _____ Lot Number: _____

Address: _____

Date of Last Inspection: _____ Today's Date: _____

Type of Inspection: (Circle One)

(Annual)

(Change of Occupancy)

(Unscheduled)

1. Is there evidence of ponding of recycled water, leaks, breaks, or mosquitoes breeding within the irrigation area due to ponded water?

Yes

No

2. Are warning tags, stickers, and above ground markings properly posted to inform the homeowner/tenant that irrigation water is recycled water and is not suitable for drinking?

Yes

No

3. Is there a spa, swimming pool, fountain, or other water feature?

Yes: _____

No

4. Is there evidence of unapproved modifications from the record drawings?

Yes: _____

1) Check that approved materials have been used.

2) Perform cross-connection test.

3) Determine what follow-up actions are needed

No

Comments: _____

Homeowner or Tenant (Sign and Print): _____

District Inspector (Sign and Print): _____



RECYCLED WATER USE COMPLIANCE FORM

TO: _____

NOTICE NUMBER: _____

DATE: _____

TIME: _____

SITE: _____

This is to inform you that recycled water use at the described site does not comply with the User Reclamation Plan as checked below:

- Overspraying
- Ponding
- Irrigation during rainy weather
- Irrigation during restricted time of day
- Irrigation at non-allowed site
- Unapproved construction
- Broken irrigation facility
- Other – See Description Below
- Requirements of Notice Number: _____ on _____ have been met.
- Please see attached

Comments/Description: _____

FOLLOWUP INSPECTION FOR CORRECTIONS DATE: _____

(Within 30 Calendar Days from Inspection Date)

Homeowner or Tenant (Sign and Print): _____

District Inspector (Sign and Print): _____

Failure to make the necessary corrections may result in termination of service as provided for in Section 2.14 of DISTRICT Ordinance 52-2006 Rules and Regulations.



CROSS-CONNECTION SHUTDOWN TEST

Homeowner/Tenant Name: _____ Lot Number: _____

Address: _____

Date of Last Inspection: _____ Today's Date: _____

Type of Inspection: (Circle One)

(Initial Occupancy)*

(Change of Occupant)

(4-Year Annual Test)

*If initial occupancy – Test potable water in home to assure absence of recycled water.

1. Check if resident is at home and advise that test is occurring.
2. Connect pressure gage to potable water hose bib in front yard
Read and record pressure: _____
3. Turn off recycled water system at recycled water meter
Read and record pressure: _____
4. Turn on all irrigation valves. Observe whether or not water is available.
5. If there is no variation in pressure and no water in the irrigation system, then there is no cross-connection.
6. Cross-Connection (circle one) Yes⁽¹⁾ No
7. Confirm curb markings are consistent with potable and recycled water meter locations.
- 8.

Comments: _____

Homeowner or Tenant (Sign and Print): _____

District Inspector (Sign and Print): _____

⁽¹⁾ If a cross-connection exists, keep recycled water turned off and proceed with notification to owner/tenant, District Staff, and appropriate Health Agencies.

**RECYCLED WATER ON-SITE
DESIGN AND CONSTRUCTION STANDARDS
FOR
DUAL PLUMBED HOMES**

2018



Yucaipa Valley Water District

**12770 Second Street
Yucaipa, California**

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 INTRODUCTION AND GENERAL POLICIES	4
1.1 INTRODUCTION	4
1.2 INTERPRETATION.....	4
1.3 APPLICABLE CODES AND POLICIES.....	4
1.4 YUCAIPA VALLEY WATER DISTRICT JURISDICTION	4
1.5 DEVELOPER'S ENGINEER/LANDSCAPE ARCHITECT RESPONSIBILITY	5
1.6 REFERENCE SPECIFICATIONS	5
1.7 PROHIBITIONS AND LIMITATIONS	5
1.8 BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL	6
2.0 PLAN PREPARATION AND REVIEW	7
2.1 GENERAL	7
2.2 SUBMITTAL.....	7
2.3 AGREEMENTS.....	7
2.4 DATA REQUIRED ON PLANS	7
2.5 APPROVAL FOR CONSTRUCTION	8
3.0 DESIGN AND CONSTRUCTION REQUIREMENTS	9
3.1 RECYCLED WATER SYSTEM DESIGN GUIDELINES FOR FRONT AND BACK YARDS – GENERAL REQUIREMENTS:	9
3.2 POTABLE WATER SYSTEM DESIGN GUIDELINES FOR FRONT AND BACK YARDS – GENERAL REQUIREMENTS:	11
3.3 IRRIGATION SYSTEM MATERIALS FOR RECYCLED WATER.....	12
3.4 PIPE SELECTION.....	12
3.5 VALVES AND FITTINGS	12
3.6 DEPTH OF PIPING.....	13
3.7 SEPARATION REQUIREMENTS FOR IRRIGATION AND PLUMBING	13
3.8 WARNING TAPE.....	14
3.9 SPRINKLERS.....	14
3.10 WARNING LABELS.....	14
3.11 VALVE BOXES	15
3.12 WARNING TAGS	15

3.13	SIGNAGE	15
3.14	CONTROL OF RUNOFF AND APPLICATION AREAS	15
4.0	INSPECTION.....	17
4.1	GENERAL	17
4.2	SELECTING A CONTRACTOR.....	17
4.3	INSPECTION AND TESTING	17
4.4	COVERAGE TEST.....	18
4.5	DISTRICT ACCEPTANCE	18
4.6	RECORD DRAWINGS.....	18
4.7	FAILURE TO COMPLY.....	19

SECTION 1.0

INTRODUCTION AND GENERAL POLICIES

1.1 INTRODUCTION

The design and construction of residential dual plumbed home on-site recycled water facilities for landscape irrigation systems shall comply with these standards set forth herein, the Engineer's Report, and to any conditions, standards, and requirements set forth by the Yucaipa Valley Water District (District or YVWD) in addition to these standard specifications.

1.2 INTERPRETATION

The District shall decide all questions of interpretation of "good engineering practice", guided by the various standards and manuals.

1.3 APPLICABLE CODES AND POLICIES

Ordinances, requirements, and applicable standards of governmental agencies having jurisdiction within the District's service area shall be observed in the design and construction of on-site recycled water systems. Such requirements include but are not limited to current revisions of the following:

- A. The uniform Plumbing Code as amended by the authority having jurisdiction; City of Calimesa, City of Yucaipa, Counties of Riverside and San Bernardino.
- B. Municipal Code of the; City of Calimesa, City of Yucaipa, Counties of Riverside and San Bernardino, as applicable.
- C. State of California, Department of Public Health, Title 22.
- D. Regional Water Quality Control Board Regulations.
- E. Regulations and Policy Statements, as adopted and amended by the Board of Directors of the Yucaipa valley Water District.

1.4 YUCAIPA VALLEY WATER DISTRICT JURISDICTION

The District is responsible for the approval of plans and inspection of all residential dual plumbed home on-site recycled water systems within the District's service area. Where repairs or replacement of a service line on the upstream side of the meter is required, it shall be the responsibility of the District, unless it is a system upgrade, in which case the owner or customer will be billed for the work. Conversely, the cost of

repairs or replacement of the on-site facilities shall be the responsibility of the property owner.

1.5 DEVELOPER'S ENGINEER/LANDSCAPE ARCHITECT RESPONSIBILITY

These standards establish uniform policies and procedures for the design and construction of dual plumbed home on-site recycled water facilities. They are not intended to be a substitute for knowledge, judgment, or experience. The contained procedures shall be reviewed by the engineer/landscape architect and shall be applied as necessary to the project. Proposed deviations to these standards shall be submitted in writing in conjunction with the plan review submittal.

The plans shall be revised or supplemented at any time it is determined that the District's requirements have not been met.

Before design, the developer must obtain approval to use recycled water for the proposed system and verification of locations and size of proposed points of connection.

1.6 REFERENCE SPECIFICATIONS

References to standards such as the Standard Drawings of the District, AWWA, and ASTM shall refer to the latest edition or revision of such standards unless otherwise specified.

1.7 PROHIBITIONS AND LIMITATIONS

Design of dual plumbed home on-site recycled water facilities shall conform to the following:

- A. The recycled water system shall be separate and independent of any potable water system. Cross-connections between potable water facilities and recycled water facilities are prohibited.
- B. Hose bibs on recycled water facilities are prohibited. Where potable and recycled water is used on-site, potable water hose bibs must be attached to the house.
- C. Patios, swimming pools, and spas, etc. shall be protected from the spray of recycled water.
- D. Overspray and run-off shall be limited or prevented.

- E. Potable and recycled water lines must maintain required separation at all times.
- F. Recycled water shall not be used for any purpose other than landscape irrigation.
- G. The system shall be designed to irrigate the on-site area within the hours of 9:00 p.m. and 6:00 a.m. Drip irrigation is allowable at any time.

1.8 BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL

Backflow prevention devices will generally not be required on the recycled water service using recycled water. However, in accordance with Section 7, Cross-Connection Control and Protective Measures, in the YVWD Rules and Regulations for Non-Potable Water Service, backflow prevention devices **will** be required at the potable water meter when a parcel receives potable and recycled water service. No connection between the recycled waterline and the potable waterline is allowed.

SECTION 2.0

PLAN PREPARATION AND REVIEW

2.1 GENERAL

Completed construction drawings for all dual plumbed home on-site recycled water systems must be submitted to the District for plan checking and approval before construction. Fifteen (15) working days should typically be allowed for plan check. Provide site landscape irrigation plans indicating footprints for all structural, hardscape and landscape areas. Site irrigation plans to include color coded water line locations for easier identification in the following colors; "Drinking Water" (Blue), "Fire Suppression Systems" (RED), "Recycled Water Lines (Purple). Site irrigation plans are to be submitted in .PDF format or printed on a minimum size 11" x 17" landscape orientated layout.

The District will review the plans and will return one set with any comments. After all revisions have been incorporated into the plans, must be submitted to the District for inspection use. Minor changes to the system will be reviewed by the District. If major changes are made to the irrigation system, the owner, applicant, or customer shall provide new blueprints.

2.2 SUBMITTAL

The submittal of landscape irrigation plans for plan checking is to ensure that the proposed use of recycled water conforms to the approved uses as set forth in the Engineer's Report.

2.3 AGREEMENTS

Before recycled water can be supplied to a residential site, a Standard Agreement for Use of Recycled Water must be signed and recorded to the property. The Agreement sets forth the requirements for service.

In a residential dual plumbed subdivision, all homes are required to use recycled water for landscape irrigation. **Deed restrictions are detailed in the documents: "Declaration of Restrictions Regarding the Use of Recycled Water for Landscape Irrigation."**

2.4 DATA REQUIRED ON PLANS

Specific information is required to be included in the plan set as described below.

- A. General On-Site Recycled Water Notes - On-site recycled water notes are to be shown on all on-site residential recycled water system construction plans. (See District Recycled Water Standard Drawing R-4)

- B. Irrigation Equipment Legend - For irrigation systems, a legend showing the pertinent data for the materials used in the system shall be recorded on the plans. The legend shall include a pipe schedule listing pipe sizes and materials of construction, a listing of valve types and sizes, drip irrigation information and all pertinent equipment, and the following information for each type of sprinkler head:
 - 1. Manufacturer name and model number.
 - 2. Sprinkler radius (feet).
 - 3. Operating pressure (psi).
 - 4. Flow (gpm).
 - 5. Sprinkler pattern

- C. Irrigation Valves - The following information for each valve shall be provided:
 - 1. Manufacturer name and model number
 - 2. Flow (15 gpm maximum)

All irrigation valves shall be buried below grade automatic control valves, and operated by a programmable controller with a battery backup. Anti-siphon control valves will **NOT** be allowed.

- D. Sheets to be Included - The following sheets shall be included in the set:
 - 1. Cover sheet showing project location and all recycled and potable on-site water lines.
 - 2. Irrigation details.

2.5 APPROVAL FOR CONSTRUCTION

Upon receipt of District approved on-site irrigation plans, a pre-inspection meeting may be scheduled by contacting the Yucaipa Valley Water District at (909) 797-5118 a minimum of two (2) working days in advance.

SECTION 3.0

DESIGN AND CONSTRUCTION REQUIREMENTS

3.1 RECYCLED WATER SYSTEM DESIGN GUIDELINES FOR FRONT AND BACK YARDS - GENERAL REQUIREMENTS:

Recycled water service and domestic potable water service for each residential lot will be provided by the subdivision developer. The recycled water service is typically provided at the property line, in pairs whenever possible. The potable service and backflow prevention device will typically be located in the driveway for each property.

Recycled water will not be used for any other purpose except for irrigation. Recycled water lines may not enter the house.

The piping system for the recycled water irrigation system will be constructed and maintained to be easily differentiated from the potable water piping system. The recycled water system piping will be purple plastic pipe. See section 3.4 and 3.5 of this document for more information on recycled water irrigation system materials.

All pressure main line piping from the recycled water system shall be installed to maintain 10 feet minimum horizontal separation from all potable water piping. Where recycled and potable water pressure main line piping cross, the recycled water piping shall be installed below the potable water piping in a purple-colored PVC sleeve which extends a minimum of 5 feet on either side of the potable water piping. All crossings shall be at a 90 degree angle unless prior approval is received. Provide a minimum vertical clearance of 12 inches.

All reclaimed water irrigation hard pipping is required to be wrapped in "reclaimed water" warning tape. Use T. Christy's or approved equal. Warning tape shall be affixed to the hard pipping at all angle joints and every 5-feet minimum.

Drip irrigation systems are required for shrub plantings and some groundcover plantings. The use of drip systems within the dripline of the canopy of existing oak trees is required. Environmental factors such as evaporation and wind tend to have the least effect on this type of irrigation system. Physical maintenance of this type of system is usually higher. Additionally, drip irrigation systems contribute minimally to soil erosion problems on sloped planting areas.

It is recommended to install purple irrigation PVC sleeves beneath driveways, walkways or other paved areas. Install the necessary number of sleeves, properly sized, to accommodate the irrigation system mainline, lateral lines, and controller wiring.

Sprinkler heads and spray patterns shall be contained within the home lot property line and shall not overlap or overspray into the adjacent property. Adjust sprinkler heads and spray patterns to minimize overspray onto adjacent hardscapes, patios, decks, pools, fences, etc.

Space and install sprinklers and turf rotors no more than 80% of the manufacturer's recommended radius listing for that particular head. Ensure head to head coverage of the spray pattern with no dry spots.

The maximum flow for each valve system shall not exceed 15 gallons per minute, nor shall operating flows exceed 15 gallons per minute at any one time.

For drip irrigation systems, install an in-line pressure reducing valve downstream of the remote control valve. The pressure reducing valve shall be placed below grade in a plastic valve box and adjusted to the proper operating pressure for the drip system.

For drip irrigation systems, install an in-line Wye filter down stream of the remote control valve and upstream of the pressure reducing valve. The filter shall be placed below grade in a plastic valve box. Install drip tubing a minimum of four inches below grade.

A backflow device is generally not required on recycled water service, however the District may require such a device if it is determined that chemicals or other substances that may degrade or contaminate the recycled water system are used in the on-site recycled water system.

Hose bibs and quick coupling valves are **PROHIBITED** on the residential recycled water system.

No white PVC piping will be allowed for recycled water irrigation system mainlines and laterals.

The irrigation system for turf will be operated between the hours of 9:00 p.m. and 6:00 a.m. Drip irrigation systems will be allowed to be operated at any time.

Monitor and maintain the system to minimize equipment and material failure. Broken sprinkler heads, leaks, unreliable valves, etc., shall be repaired as soon as they become apparent.

Recycled water is not potable water and therefore not suitable for human consumption.

Recycled water is highly treated domestic wastewater and its clarity to the human eye is indistinguishable from domestic water. The standards imposed for treatment of recycled water quality are established by various governmental regulatory agencies, including the State of California Department of Public Health, California Code of Regulations, Title 22, and these standards may change from time to time.

Irrigate in a manner that will minimize runoff, pooling, and ponding. The application rate will not exceed the infiltration rate of the soil. Timers will be adjusted so as to be compatible with the lowest soil infiltration rate present. This procedure may be facilitated by the efficient scheduling of the automatic control clocks (i.e., employing the repeat function to break up the total irrigation time into cycles that will promote maximum soil absorption). When using any type of irrigation system, care will be exercised by controlling the delivery rate of water so as not to overcome the soil's

water absorption rate. Overwhelming the soil absorption rate may cause water runoff and soil erosion. Proper programming of the automatic irrigation controller, knowing the plant material's water needs, familiarity with the soil's water absorption characteristics and slope aspects are necessary for responsible water resource management and good irrigation practice.

Remote Control Valves: Buried below grade remote control valves are required. Anti-siphon control valves will **NOT** be allowed.

Educate all maintenance personnel, family members, and guests, on a continuous basis, of the presence of recycled water and that it is not approved for drinking purposes.

Obtain prior approval for all proposed changes and modifications to any on-site facilities. Such changes must be submitted to, and approved, by the District and designed in accordance with these standards.

3.2 POTABLE WATER SYSTEM DESIGN GUIDELINES FOR FRONT AND BACK YARDS – GENERAL REQUIREMENTS:

The potable water service and the recycled water service for each residential dual plumbed home will be provided by the homebuilder's underground contractor.

All underground potable service lines downstream of the meter **shall be copper**.

The potable water system will be protected by an appropriate and approved backflow prevention device at the potable water meter when recycled water will be used for irrigation. Generally, a double check backflow device will be required on residential dual plumbed potable services. Assemblies will be installed downstream of, but immediately next to, the potable water meter.

The double check backflow device will be installed below grade in a rectangular box so that the top of the assembly is a maximum of ten inches clear of the box lid. The backflow device will be centered in the box and the box will be clean of mud and other debris to a point of six inches below the bottom of the assembly. Do not disturb the backflow device or modify the grade around the assembly when landscaping the front yard. Backflow devices that do not meet the District standards will be corrected at the owner's expense. Neither the owner nor their contractor may remove or modify the water meter or the backflow device.

The water used within the residence and outside in the yard(s) through hose bibs will be potable water. **All hose bibs shall be connected to the house.**

Fill lines for pools and/or water features of any kind are **PROHIBITED** on the recycled water system. These uses shall be connected to the potable water system. Copper pipe will be used for all potable lines. The location of the copper lines shall be indicated on the plans. **The inspection of the installation prior to the covering of the pipe is required by the District.**

All pressure main line piping from the recycled water system shall be installed to maintain 10 feet minimum horizontal separation from all potable water piping. Where

recycled and potable water pressure main line piping cross, the recycled water piping shall be installed **below** the potable water piping in a Class 200 purple-colored PVC sleeve which extends a minimum of 5 feet on either side of the potable water piping. All crossings shall be at a ninety (90) degree angle and provide a minimum vertical clearance of 12 inches.

3.3 IRRIGATION SYSTEM MATERIALS FOR RECYCLED WATER

Irrigation systems for residential landscapes shall be designed and constructed with proven name-brand equipment, materials and automatic controllers. All materials and equipment shall be listed and indicated on the irrigation plan submittal for approval by the District.

3.4 PIPE SELECTION

All buried on-site piping in the recycled water system shall be purple PVC pipe with stenciling identifying it as recycled water in accordance with the AWWA Guidelines for the Distribution of Non-potable Water. Stenciling shall include; "CAUTION RECYCLED WATER - DO NOT DRINK"; nominal pipe size; PVC-1120; pressure rating in pounds per square inch at 73 degrees; and ASTM designations such as 1785, 2241, 2672, or 3139. Stenciling shall be placed continuous on two sides of the pipe.

All on-site recycled water piping shall be installed in accordance with the Uniform Plumbing Code and all other local governing codes, rules, and regulations.

PVC constant pressure main line piping, 2 inches and larger, shall be rubber-ring joint, PVC Class 160, or solvent weld joint, PVC Class 315.

PVC constant pressure main line piping, 1-1/2 inches and smaller, shall be solvent weld joint, PVC Schedule 40.

The potable water line from the meter to the house shall be copper. All other potable water lines in landscapes shall be copper lines. Examples of potable water uses are a pool, water feature, or other uses not designated as acceptable for recycled water.

3.5 VALVES AND FITTINGS

All remote control valves shall be buried, below grade, control valves. **Anti-siphon control valves will not be allowed**

PVC plastic pipe fittings shall be installed below grade.

All PVC plastic pipe fittings shall be rigid PVC virgin Type I, minimum Schedule 40, with working pressure no higher than that of the pipe. Sockets shall be tapered to conform to the outside diameter of the pipe, as recommended by the pipe manufacturer. All Schedule 40 fittings shall conform to ASTM D 2466. Schedule 80 fittings shall conform to ASTM D 2464 and D 2467.

PVC fittings shall be Schedule 40 solvent weld and factory manufactured, or Schedule 40 with rubber-ring joint.

3.6 DEPTH OF PIPING

For on-site residential recycled water piping, the minimum depth from finished grade to top of pipe (minimum cover) shall be twelve (12) inches below sub-grade and twelve (12) inches below the potable waterline crossings.

3.7 SEPARATION REQUIREMENTS FOR IRRIGATION AND PLUMBING

All new buried piping must be installed in accordance with the pipe separation requirements indicated below.

A. Horizontal Separation

1. Buried Recycled Irrigation Lines and Potable Water Plumbing
Constant Pressure Lines - A minimum ten (10) foot separation between parallel buried constant pressure recycled and potable water plumbing and recycled water irrigation lines must be maintained. Intermittent Pressure Lines - A minimum of one (1) foot separation between parallel buried intermittent pressure recycled and potable water pipelines must be maintained.

If separation cannot be maintained, then a special construction detail to minimize cross connections and contamination potential (such as sleeving, or a physical barrier) must be included with the plans and is subject to approval by the District. Potable and recycled water pipelines shall not be installed in the same trench.

2. Buried Recycled Water Irrigation Lines and Sewer Laterals - A minimum of one (1) foot separation between buried recycled water irrigation lines and sewer laterals must be maintained. If a one (1) foot separation cannot be maintained, then a special construction detail to minimize contamination potential must be included with the plans and is subject to approval by the District. Sewer and recycled water pipelines shall not be installed in the same trench.

B. Vertical Separation

1. Buried Recycled Water Irrigation and Potable Water Plumbing
Constant pressure recycled water lines must be located a minimum of one (1) foot below the potable water plumbing when crossing, or if the ten (10) separation requirement cannot be maintained. Where recycled irrigation lines and potable plumbing line piping cross and/or the minimum 10' horizontal separation cannot be maintained, the recycled water piping shall be installed below the potable piping in a class 200 purple PVC sleeve that extends a minimum of 5' on both sides of the potable piping.

All "crossings" between constant pressure potable plumbing and recycled water irrigation piping shall be at or as near as possible to a ninety (90) degree angle. Where ninety degree crossing angle cannot be maintained, sleeving will be required to extend to a point where it reaches a minimum of 5' of horizontal separation on both sides of the potable piping.

On irrigation systems where intermittently pressurized recycled water lines (laterals) serve sprinkler heads or drip systems, the potable water line(s) may be placed under the recycled water laterals. No special construction requirements are necessary provided that one (1) foot vertical separation is maintained.

2. Buried Recycled Water and Sewer Pipelines

A minimum of one (1) foot separation between buried recycled water and sewer pipelines must be maintained. If a (1) one foot separation cannot be maintained, then a special construction detail to minimize potential contamination must be included with the Recycled Water Service plans and is subject to approval by the District. Sewer and recycled water pipelines shall not be installed in the same trench.

3.8 WARNING TAPE

- A. General - Warning tape shall be installed on the top of pipe center being affixed to the pipe at all angle joints and a minimum of each five (5) foot interval and shall run continuously for the entire length of all main line piping. This is applicable to both on-site residential recycled and potable waterlines.
- B. Recycled Water - Warning tape shall be purple plastic with black printing having the words "CAUTION: RECYCLED WATER - DO NOT DRINK" imprinted in minimum 1-inch high letters. Imprinting shall be continuous and permanent. The overall width shall be a minimum of 3-inches. Refer to T. Christy Enterprises or approved equal.
- C. Potable Water - Warning tape shall be blue plastic with black printing having the words "Potable CAUTION BURIED WATER LINE BELOW" imprinted in minimum 1- inch high letters. Imprinting shall be continuous and permanent. The overall width shall be a minimum of 3-inches. Refer to T. Christy Enterprises or approved equal.

3.9 SPRINKLERS

Sprinklers shall be easily recognized as being used in a recycled water system. All sprinklers shall have purple identification.

3.10 WARNING LABELS

The District may require warning labels, as approved by the District, to be installed on facilities, such as controller panels. Warning labels shall be constructed of a purple weatherproof material with the warning permanently stamped or molded into the

label. The warning shall contain the following information: "RECYCLED WATER - DO NOT DRINK" and the international "Do Not Drink" symbol, such as a glass of water with a slash through it.

3.11 VALVE BOXES

Valves, both above and below grade, shall be housed in an approved lockable purple valve box. A tag reading "CAUTION: RECYCLED WATER - DO NOT DRINK" shall be installed, as approved by the District.

All gate valves, ball valves, manual control valves, electrical control valves, and pressure reducing valves for on-site residential recycled water systems shall be installed below grade in a purple valve box. Electrical and manual control valve boxes shall have a warning label permanently molded into or affixed onto the lid with rivets, bolts, etc.

3.12 WARNING TAGS

Tags shall be weatherproof plastic, 3-inch by 4-inch, purple in color, with the words "WARNING - RECYCLED WATER - DO NOT DRINK". Imprinting shall be permanent and black in color. Use tags manufactured by T. Christy Enterprises or approved equal.

All recycled water irrigation control valves, pressure regulators, and isolation valves shall be tagged with purple warning tags.

One tag shall be attached to each appurtenance in one of the following manners:

- A. Attach to valve stem directly with plastic tie wrap, or
- B. Attach to solenoid wire directly with plastic tie wrap, or
- C. Attach to the body of the relative appurtenance with a plastic tie wrap.

3.13 SIGNAGE

All subdivisions where recycled water is used shall be posted with conspicuous signs in a size no less than 4-inches high by 8-inches wide, which include the following wording: "RECYCLED WATER - DO NOT DRINK" in English and Spanish. Each sign shall also display the international "DO NOT DRINK" symbol, such as a glass of water with a slash through it. Locations of signs shall have prior approval by the District.

3.14 CONTROL OF RUNOFF AND APPLICATION AREAS

On-site recycled water facilities shall be designed to prevent discharge onto areas not under control of the user.

Recycled water shall be applied at a rate that does not exceed the infiltration rate of the soil. Where varying soil types are present, the design of the recycled water

facilities shall be compatible with the lowest infiltration rate present. Copies of the developer's soils test reports shall be made available to the District upon request.

Spray heads shall be adjusted to minimize overspray onto areas not under the control of the customer, i.e. pool decks, private patios, streets and sidewalks.

1. Buffer Zones

Irrigation Buffer Zones to prevent and mitigate potential run-off of reclaimed water are required on all residential lots and are restricted to drip irrigation only as follows

- a. Two (2) feet from back of curbs, sidewalks, driveways, pools and spas.
- b. Five (5) feet from outside of homes.

SECTION 4.0

INSPECTION

4.1 GENERAL

The District will inspect the construction of residential dual plumbed on-site irrigation facilities and shall be notified a minimum of two working days in advance of installation by the applicant, owner, or customer. The District Office shall be called at (909) 797-5118. In no case shall irrigation lines be backfilled before inspection by the District.

If the residential dual plumbed on-site irrigation system is installed prior to plan approval and/or inspection, all or any portion of the system must be exposed and corrected as directed by the District in accordance with these standard specifications. Failure to comply may result in termination of service as provided for in Section 2.14 of DISTRICT Ordinance 52-2006 Rules and Regulations.

Subsequent to plan approval, field conditions may dictate modifications to the residential dual plumbed on-site irrigation system either in material or in intended use. If directed by the District the owner, applicant, or customer shall perform all changes or modify the on-site residential system to fully comply with these standards and with the District Rules and Regulations.

4.2 SELECTING A CONTRACTOR

- A. The District maintains a list of "Authorized Contractors" who have completed the required "Site Supervisor Training" class on recycled water use.
- B. If hiring a contractor to design, install, modify or repair a recycled water irrigation system, only "Authorized Contractors" are allowed to work on the systems. Please check with the District for the most current list of "Authorized Contractors".

4.3 INSPECTION AND TESTING

- A. **Initial Source Water for Recycled Irrigation System**
Initial source water for irrigation systems to be from temporary connection to domestic potable water supply until inspected, tested and approved by the District for final connection to the recycled water meter.
- B. Testing and inspection of water systems in dual plumbed homes receiving recycled water will be in accordance with the Yucaipa Valley Water District's Recycled Water Manual: Design, Review and Inspection Procedures. Random inspections may also occur.
- C. Initially, before activation of recycled water service, and annually thereafter, YVWD will inspect both the exterior potable and full yard recycled water irrigation systems on the site. YVWD will perform an initial cross connection shutdown test and a post-test after backfill is completed, once every four

years, and. Additional cross-connection tests may be performed by YVWD where, when, and if needed.

- D. Backflow prevention assemblies require annual testing. The test and any repair shall be performed by YVWD personnel, and at the Districts discretion may be performed by a certified outside contractor. The District shall notify the customer in writing prior to the annual test.
- E. For single-family residences receiving recycled water, the owner shall be responsible for providing access and cooperation to the District representative, to perform cross-connection inspections or other system inspections that the District requires. This inspection shall include a visual check of the entire system to verify that no cross-connections have been made. The owner will be responsible for correcting any work, at their sole expense, which violates the District regulations.

4.4 COVERAGE TEST

The owner, applicant, or customer is responsible for controlling overspray and runoff from the system. To eliminate or minimize overspray and runoff, an inspection of the completed on-site irrigation system by the District is required. When the irrigation system is completed and the planting installed, the owner or owner's representative shall contact the District at (909) 797-5118 and arrange for a coverage test. The owner or owner's representative must be in attendance and have persons capable of making system adjustments. If modifications to the system are required, other than minor adjustments, the owner will be notified in writing of the changes required. To avoid termination of service, the modifications must be made in a timely manner, not to exceed fifteen (15) calendar days. All modifications to the system are the responsibility of the owner, applicant, or customer and said owner, applicant, and customer shall pay all costs associated with such modifications.

4.5 DISTRICT ACCEPTANCE

Upon completion of construction, final inspection by the District, submission of record drawings, signing of a recycled water agreement, training, and payment of any outstanding monies, the irrigation system shall be accepted by the District. At that time, service connection to the recycled water line may be made. The on-site facilities shall be owned, operated, and maintained by the Owner.

4.6 RECORD DRAWINGS

Record drawings shall be prepared and show all changes in the work constituting departures from the original drawings. All conceptual or major design changes, including any changes that may be affected by the requirements of these standard specifications, shall be approved by the District before implementing the change in the construction contract. Failure to receive prior approval may result in termination of service.

The applicant, owner, or customer shall provide a complete set of "RECORD DRAWINGS" to the District upon completion of construction. Failure to provide record drawings may result in termination of service.

4.7 FAILURE TO COMPLY

Failure to comply with any or all of the standards herein is a violation of the District Policies and Regulations and may result in termination of service until the appropriate corrective steps have been taken.



Owner Information	Owner(s) Name:	
	Phone Number:	
	Email Address:	
	Property Address:	
	APN:	
Government Requirements	<ul style="list-style-type: none"> Recycled Water Use, Restrictions and Regulations: California Code of Regulations Title 17 and Title 22 and Yucaipa Valley Water District Rules and Regulations Each property that is served recycled water shall have a Site Supervisor assigned who is responsible for the recycled water system at site. A Site Supervisor must complete a free 2-hour Site Supervisor Training class offered by Yucaipa Valley Water District within 30 days of water service account establishment. Contact Yucaipa Valley Water District at (909) 797-5117 or at www.yvwd.dst.ca.us to schedule an upcoming class; customize class scheduling is also available. 	
Guidelines for Recycled Water Use	<ul style="list-style-type: none"> All modifications and additions to the drinking water and recycled water system in the front or backyard must follow Yucaipa Valley Water District's Design Standards and plans must be approved prior to installation. When repairing or modifying the recycled water system use only approved materials. Prevent and minimize overspray, runoff, and ponding. Keep all systems functioning properly; repair all damage immediately. Keep all records, schedules and modifications of the recycled water system up to date and accessible. Take preventative measures to ensure NO cross-connections between drinking water and recycled water system can occur. Do not drink recycled water, wash hands or body parts, use in pools or water features. Do not connect any hoses or hose bibs to the recycled water system, hoses and hose bibs to be used only with the drinking water system. Report any breaks or spills to the Yucaipa Valley Water District immediately. Landscape companies must attend Yucaipa Valley Water District's Site Supervisor training. 	
Duties of the Site Supervisor	<ul style="list-style-type: none"> Is responsible for the recycled water system at the site address listed above. Is responsible for the operation, maintenance, and prevention of potential violation of the recycled water system. Must ensure that there are no cross-connections made between the drinking water and recycled water systems. Must be knowledgeable of Yucaipa Valley Water District's Recycled Water Rules and Regulations. Must submit plans for any drinking water and recycled water system modifications in the front or backyard for approval from Yucaipa Valley Water District prior to installation. Shall instruct any person at the site on use and precautions of recycled water. Be responsible for maintaining up to date records for all onsite drinking and recycled water systems. 	
Signature	Owner Signature: _____ Date: _____ Co-Owner Signature: _____ Date: _____	

Front Yard Landscape

(1) General Information

- a. **Front yard landscapes** should reflect the architectural aesthetic of each home by way of plant variety, color, texture, layout, and form.
- b. There shall be a 2-foot mulch buffer, lined with landscape fabric weed barrier, around all driveways, sidewalks, and hardscape areas to create a recycled water barrier to prevent run-off.
 - i. Planting with drip irrigation is permissible in this area.
- c. Adjacent lots should make sure that plant beds are aligned and flow cohesively from one lot to another as best as possible.
- d. All plants should be very low, low, or medium water use and match adjacent plant material water requirements to allow proper zoning of irrigation and water usage.
- e. Selected materials should be proportioned out as follows (excluding driveways): 25% minimum to 40% maximum turf, 20% maximum hardscape, and the remaining percentage of cover shall be shrubs and groundcover totaling 100%.
- f. Plant palette shall match the species as shown in the attached plant palette.

(2) Hardscape (20% maximum, excluding driveways)

- a. Hardscape material in the front yard may include
 - i. Decorative rocks (minimum 3" in diameter)
 - ii. Boulders
 - iii. Garden walkways
 - iv. Decorative pavers and stepping stones
 - v. Fountains
 - vi. Mulch (as specified in section (4)g below).
 - vii. Concrete
 1. To be standard grey color
- b. Boulder outcroppings or dry riverbed style landscapes are acceptable permitting that the hard surface area of the material is less than 5% of the total landscape area.
- c. Edging between turf and shrubs is permissible but not required.
- d. Hardscape materials not listed above are subject to approval by the City of Calimesa.

(3) Trees

- a. Each lot shall have one 24" minimum box specimen street tree. Alternatively, three 45-gallon size minimum trees can be used in place of the one 24" box specimen street tree. The homebuilder shall use a mix of four to five street tree species so that one street tree species totals no more than 50% of all trees along that street.
 - i. Corner lots are unique conditions and shall have one front yard tree and two additional trees along the corner condition.
 - ii. The center of the tree shall be planted at a minimum of four feet from the edge of any hardscape material.
- b. Root barriers are required where trees are planted within 10' of a concrete sidewalk or drive. Root barriers should run the length of the mature canopy size of tree specified and run deep enough to prohibit movement of concrete.

(4) Shrubs (remaining percentage of cover)

- a. Shrubs shall be chosen for their ability to reinforce neighborhood character, which includes plant varieties, color, texture of plant material, diversity, and form.
- b. The minimum shrub specifications shall be 5-gallon size for background/foundation planting and 1-gallon size for foreground planting. 1-gallon plant beds may utilize 2-3 varieties of different shrubs.

- c. Foundation planting (along the face of the house) and planting along fence at corner lots must be evergreen shrubs.
- d. If the planting area allows only a single row, the minimum size shall be 5-gallon.
- e. Shrubs are to be spaced at a minimum of 75% of their mature growth
- f. All shrub areas shall have ground cover planted at a maximum of 8" o.c. triangular spaced at 1-gallon sizes.
- g. A layer of shredded mulch is required under all shrub masses without groundcover. The mulch shall be a 0-2" Forest Floor bark mulch. All modifications to this color and general size shall be submitted for approval prior to installation. No colors, i.e. red or black will be allowed within the development.
- h. It is recommended that all landscape areas shall be finished with amended topsoil to promote a healthy and rich base for the plant material to thrive.

(5) Turf (40% minimum)

- a. Synthetic turf is not allowed in the front yard but may be used elsewhere with approval by the City of Calimesa.
- b. Turf at corner lot conditions must run parallel to walk 5' wide maximum.

(6) Irrigation

- a. All landscape areas shall be irrigated with an automatic irrigation system.
- b. All landscape areas shall be irrigated with recycled water per the Yucaipa Valley Water District rules and regulations.
- c. All homes will be equipped with a residential controller and climate logic weather sensing system approved by the Yucaipa Valley Water District.
- d. All landscape areas shall be designed and installed in accordance with the local and state agencies.
- e. The irrigation design shall include the agency required water use calculations, a monthly run time schedule, and a water pressure loss calculation for each residential unit.
- f. All irrigation controllers will be tagged with Recycled Water Notification.
- g. Overspray and run-off shall be prevented. Irrigate in a manner that will minimize runoff, pooling, and ponding.
- h. Provide California Green Building Code notes on each irrigation design.
- i. Recycled water meter shall be as provided by the water district. No back-flow prevention assemblies shall be required. A test station (quick coupler) per Yucaipa Valley Water District standards drawing shall be installed downstream of the regulator.
- j. All piping shall be purple color-coded PVC piping as approved by the water district.
- k. Shrub and Ground Cover Planting Irrigation:
 - i. Shall utilize sub-surface drip tubing systems.
 - ii. Drip tubing shall have use internal drip emitters equipped with copper technology to prevent root intrusion, pressure compensation and check valves.
 - iii. Drip tubing shall have a purple stripe identifying it as being for use with recycled water.
 - iv. Drip tubing shall be installed 2" below finished soil grade.
 - v. Drip tubing shall be controlled with a remote-control valve equipped with a wye filter.
 - vi. Drip tubing zones shall have pop-up flush valve / indicator heads installed.
 - vii. Drip tubing for shrub and ground cover areas shall be separated from turf planting areas.
- l. Turf Irrigation:
 - i. Shall utilize sub-surface drip tubing systems or overhead irrigation.

- ii. Drip tubing shall have use internal drip emitters equipped with copper technology to prevent root intrusion, pressure compensation and check valves.
 - iii. Drip tubing shall have a purple stripe identifying it as being for use with recycled water.
 - iv. Drip tubing shall be installed 4" below finished soil grade.
 - v. Drip tubing shall be controlled with a remote-control valve equipped with a wye filter.
 - vi. Drip tubing zones shall have pop-up flush valve / indicator heads installed.
 - vii. Drip tubing for turf areas shall be separated from shrub and ground cover planting areas.
 - viii. Overhead irrigation shall be in compliance with the local and state agencies.
- m. Tree Irrigation (non-slope):
- i. Shall utilize pop-up stream bubblers.
 - ii. Stream bubblers shall be fixed flow rate, pressure compensating stream bubbler nozzles.
 - iii. Pop-up body for stream bubbler shall be a 6" pop-up height and equipped with a purple recycled water warning cap and a check valve.
 - iv. Top of the pop-up stream bubbler head shall be flush with finished grade.
 - v. Trees shall have two bubblers installed per tree.
 - vi. Tree bubbler systems shall be zones separately from all other irrigation types.
- n. Shrub and Tree Irrigation on Slopes:
- i. Shall utilize point source drip irrigation systems.
 - ii. Drip emitters shall be pressure compensating, self-piercing, color coded type.
 - iii. Drip emitters shall be connected to ½" poly tubing with a purple stripe identifying it as being for use with recycled water.
 - iv. Drip emitters shall be installed with short lengths of ¼" drip distribution tubing, tubing stakes and purple color-coded diffuser caps.
 - v. Shrubs shall be installed with two (2) drip emitters per shrub with the volume of each emitter based on plant size and water need. Trees shall be installed with four (4) drip emitters per tree.
 - vi. Drip tubing end runs shall be equipped with end closure / flush cap assemblies.
 - vii. Drip tubing rows shall be installed parallel to the face of the slope and approximately six (6) feet apart.
 - viii. Swing check valves shall be installed on the lateral line to separate the tubing zones into a maximum of 10 feet of vertical elevation change on the slope face.
 - ix. Drip emitter systems shall be controlled with a remote-control valve equipped with a wye filter.
 - x. Shrub and tree drip emitters may be on the same control valve zone.
- o. Irrigation Valves:
- i. Pressure regulator shall be a brass / bronze type.
 - ii. Isolation valves shall be a slow closing, ball valve type.
 - iii. Remote control valves shall be 24V electric, plastic, globe type with flow control.
 - iv. Provide reclaimed water tags on all valves.
 - v. Install all valves inside valve boxes with locking, purple lids.
 - vi. Install remote control valves behind the rear yard fence.
- p. Irrigation Controller:
- i. Shall be a twelve (12) station unit to allow for future rear yard expansion.
 - ii. Shall be an external transformer, indoor type mounted in the residence garage.

- iii. Shall be connected to a wireless weather / rain sensor of the same manufacturer as the controller. To allow for automatic weather-based schedule adjustment.
- iv. Control valve wiring shall be #14UF AWG direct burial type.
- v. Wire connections shall be waterproof type U.L. Listed for direct burial.
- q. Signage:
 - i. A reclaimed water placard shall be installed onto the controller cabinet.
 - ii. Recycled warning signs are not required in every front yard.
 - iii. All curbs will be stamped with RW indicating Recycled Water pipe.

Rear/Side Yard

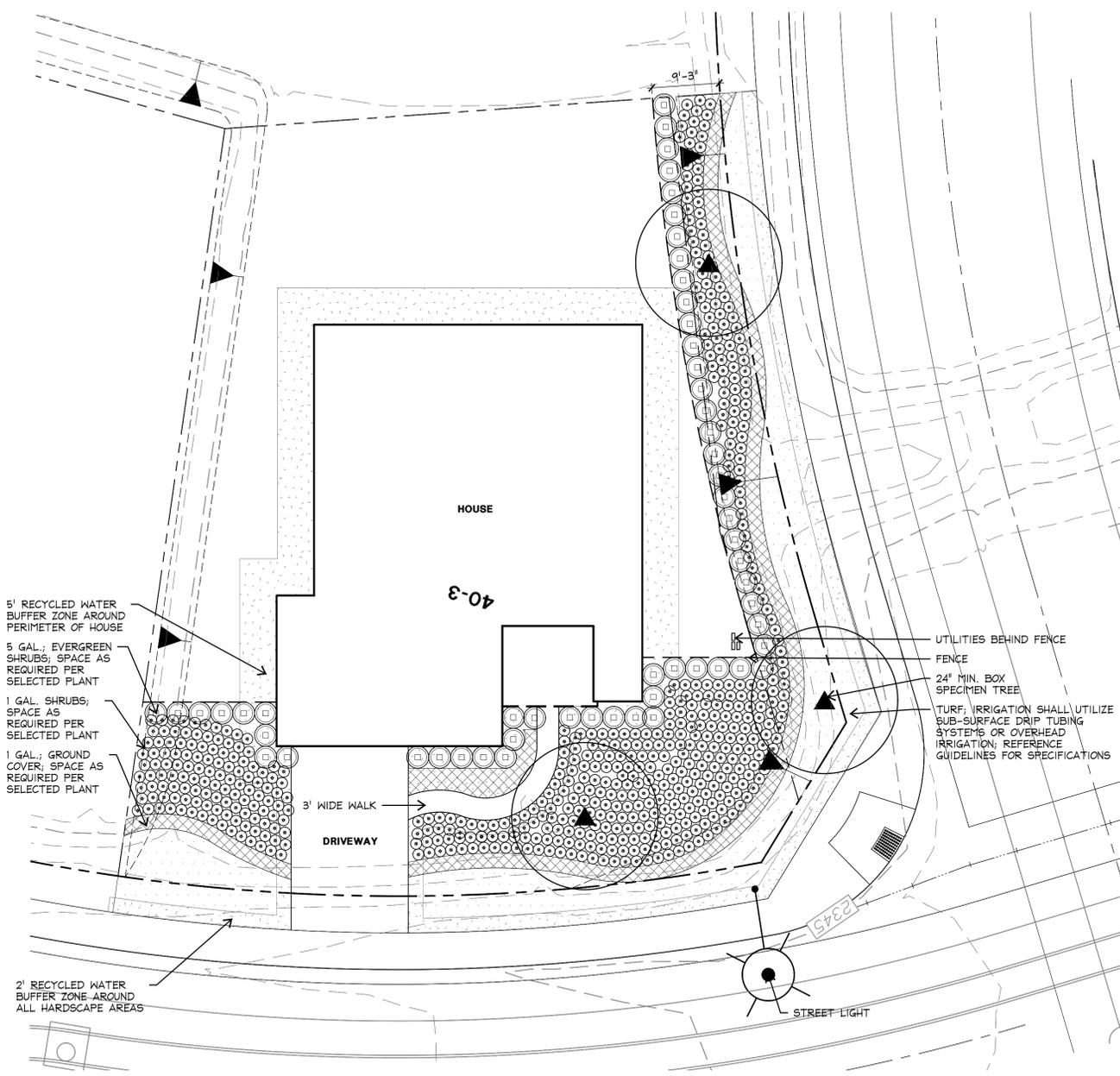
- (1) Plans must be submitted within 6 months of closing on escrow to finish the landscape within one year. Irrigation Plans must be submitted and approved by the Yucaipa Valley Water District prior to construction and must be inspected prior to any irrigation line backfill. s
- (2) A 5' mulch buffer is required around the perimeter of the house. Mulch shall match specified requirements. Planting with drip irrigation is permissible in this area.
- (3) If a pool is present, a 5' buffer is required. Planting with drip irrigation is permissible in this area.
- (4) If a grill is present, a 5' buffer is required. Planting with drip irrigation is permissible in this area.
- (5) There must be irrigation connections. Irrigation systems should be designed and installed with future connections to be extended to the rear yards by the home owners.

Slopes

- (1) All natural and manufactured slopes over three feet in in height with slopes between 1-1/2:1 to 4:1 (horizontal to vertical) shall be planted and automatically irrigated. Slopes shall be landscaped with appropriate planting for immediate erosion control.
- (2) All landscaped rear yard or side yard slopes must have a minimum of one 45-gallon tree per 1,600 square foot of landscape.
- (3) There shall be two shrubs for each sixty-four square feet of slope area. The ratio shall be 60% 1-gallon size and 40% 5-gallon size.
- (4) Jute netting shall not be used for slope erosion control.
- (5) Ground cover root cuttings shall be planted at 12-inch o.c. minimum and 24-inch o.c. maximum in a triangular layout.
- (6) Mulch shall match specified requirements.
- (7) Slope irrigation must be drip.

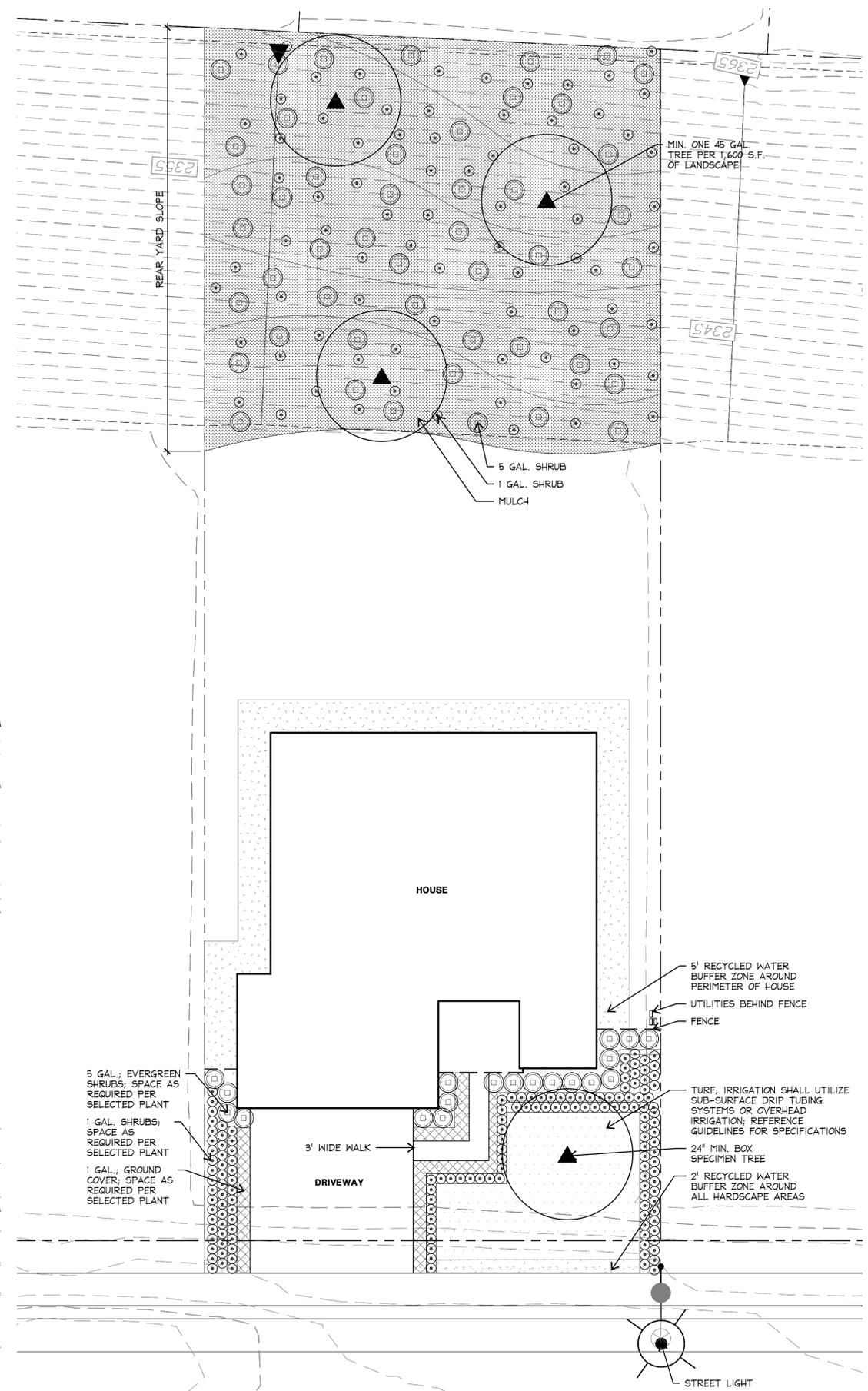
Fuel Modification

- (1) Fuel modification zones must be irrigated for 15' along open spaces and follow City of Calimesa requirements.
- (2) Plans must be approved by the Home Owners Association, City of Calimesa, and Yucaipa Valley Water District.



2 Planting Plan - Corner Lot

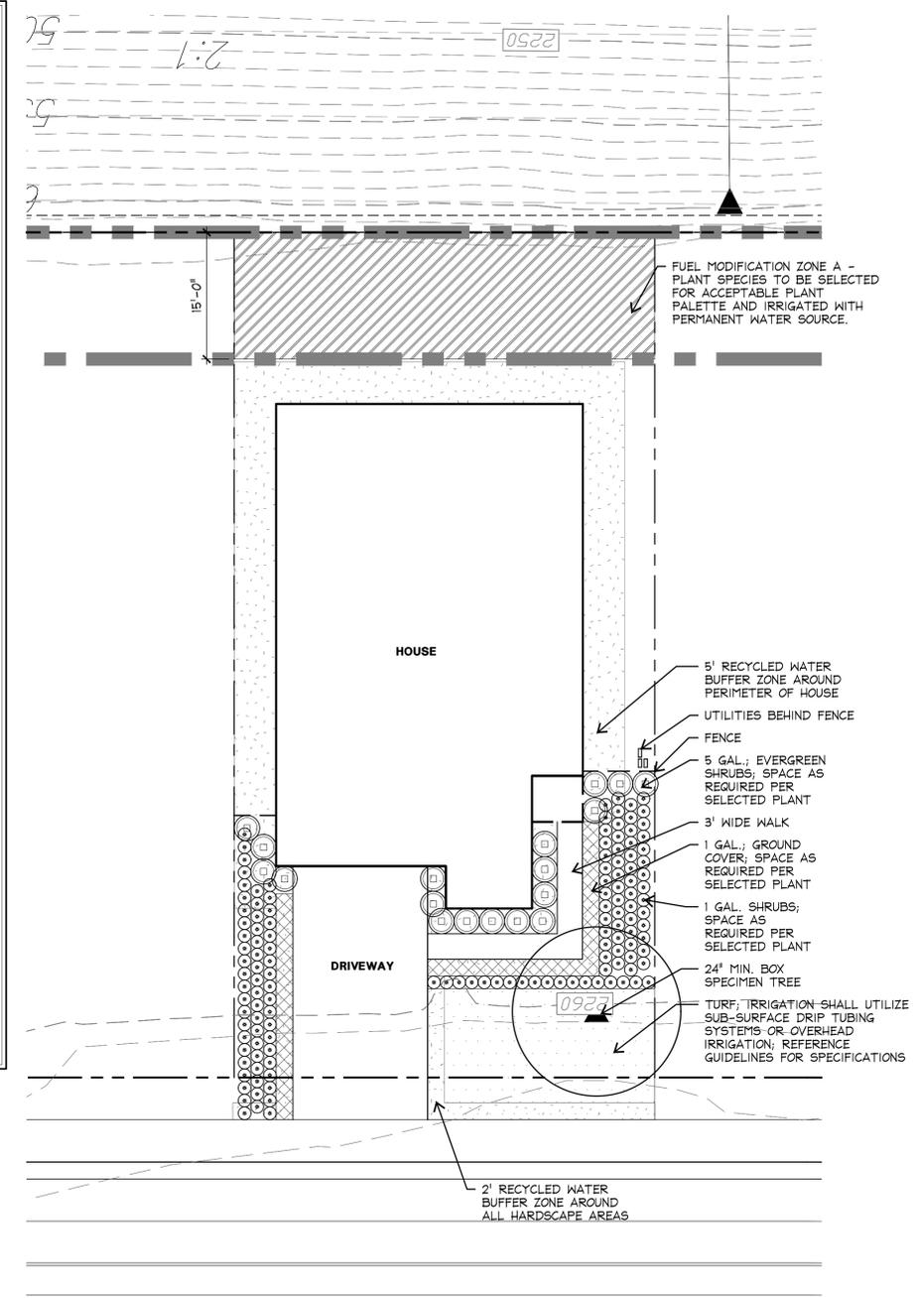
SCALE: 1"=10'



1 Planting Plan - Rear Sloped

SCALE: 1"=10'

ZONE A APPROVED PLANT LIST		
SHRUBS/GROUNDCOVER		
COMMON NAME	SCIENTIFIC NAME	MATURE HEIGHT
DWARF COYOTE BUSH PIGEON POINT	BACCHARIS PILULARIS 'PIGEON POINT'	18"-24"



1 Planting Plan - Rear Flat (Back To Open Space)

SCALE: 1"=10'

FUEL MODIFICATION GENERAL NOTES

FUEL MODIFICATION FOR SUMMERWIND RANCH AT OAK VALLEY COMPLIES WITH CITY OF CALIMESA FUEL MODIFICATION STANDARDS, BUT IS MODIFIED SO THAT THE IRRIGATED ZONE LIES WITHIN PRIVATE LOTS RATHER THAN IN NATIVE OPEN SPACE. THIS MODIFIED SYSTEM INSURES MAXIMUM PRESERVATION OF OPEN SPACE AND ENVIRONMENTAL SENSITIVITY WHILE MAXIMIZING THE SAFETY OF INDIVIDUAL HOMEOWNERS.

ALL PLANT TYPES AND ZONE DIMENSIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT. IN AREAS WHERE ZONE B ENCROACHES ON THE EXISTING GARDEN AIR WASH, THIS ZONE MAY BE MODIFIED AS DETERMINED BY THE FIRE DEPARTMENT. LOTS THAT CANNOT ACCOMMODATE THE 15' SETBACK REQUIREMENT OF ZONE 'A' SHALL REQUIRE A 1 HOUR RATED FIRE WALL. AREA LIMITATIONS DO NOT APPLY TO LARGE NATIVE TREE SPECIES (QUERCUS, PLATANAS, POPULUS, ETC.) THE FIRE DEPARTMENT MAY MODIFY THE FUEL MODIFICATION REQUIREMENTS FOR INDIVIDUAL LOTS ON A CASE-BY-CASE BASIS IF THE FOLLOWING CONDITIONS EXIST:

1. THE MODIFICATION TO THE REQUIREMENTS SHALL ACHIEVE AN EQUIVALENT LEVEL OF FIRE PROTECTION AS PROVIDED BY THIS SECTION.
2. THE MODIFICATION TO THE REQUIREMENTS IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE PERSONS RESIDING OR WORKING IN THE AREA.

IF THE FIRE CHIEF APPROVES A MODIFIED PLAN IN ACCORDANCE WITH THIS SECTION, AS PART OF THE CITY'S APPROVAL OF A DEVELOPMENT PERMIT, THE MODIFICATIONS SHALL BE RECORDED WITH THE APPROVED PERMIT CONDITIONS.

ZONE A NOTES

SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO OCCUPANCY.

THE HOMEOWNER MUST RECEIVE THE FUEL MODIFICATION INSTALLATION WITH THE FRONT YARD AND SLOPE LANDSCAPING BEFORE THEY MOVE IN. THROUGH THE HOA, HOMEOWNERS SHALL NOT BE ALLOWED TO MODIFY ZONE A LANDSCAPING THAT THEY RECEIVE IN ANY WAY AND THEY MUST KEEP IT IN VIABLE CONDITION TO BE INSPECTED AT LEAST ONCE A YEAR BY THE HOA AND FIRE MARSHALL. IF CORRECTIONS ARE NECESSARY, THE HOMEOWNER WILL BE REQUIRED TO MAKE THEM AT HIS OR HER EXPENSE.

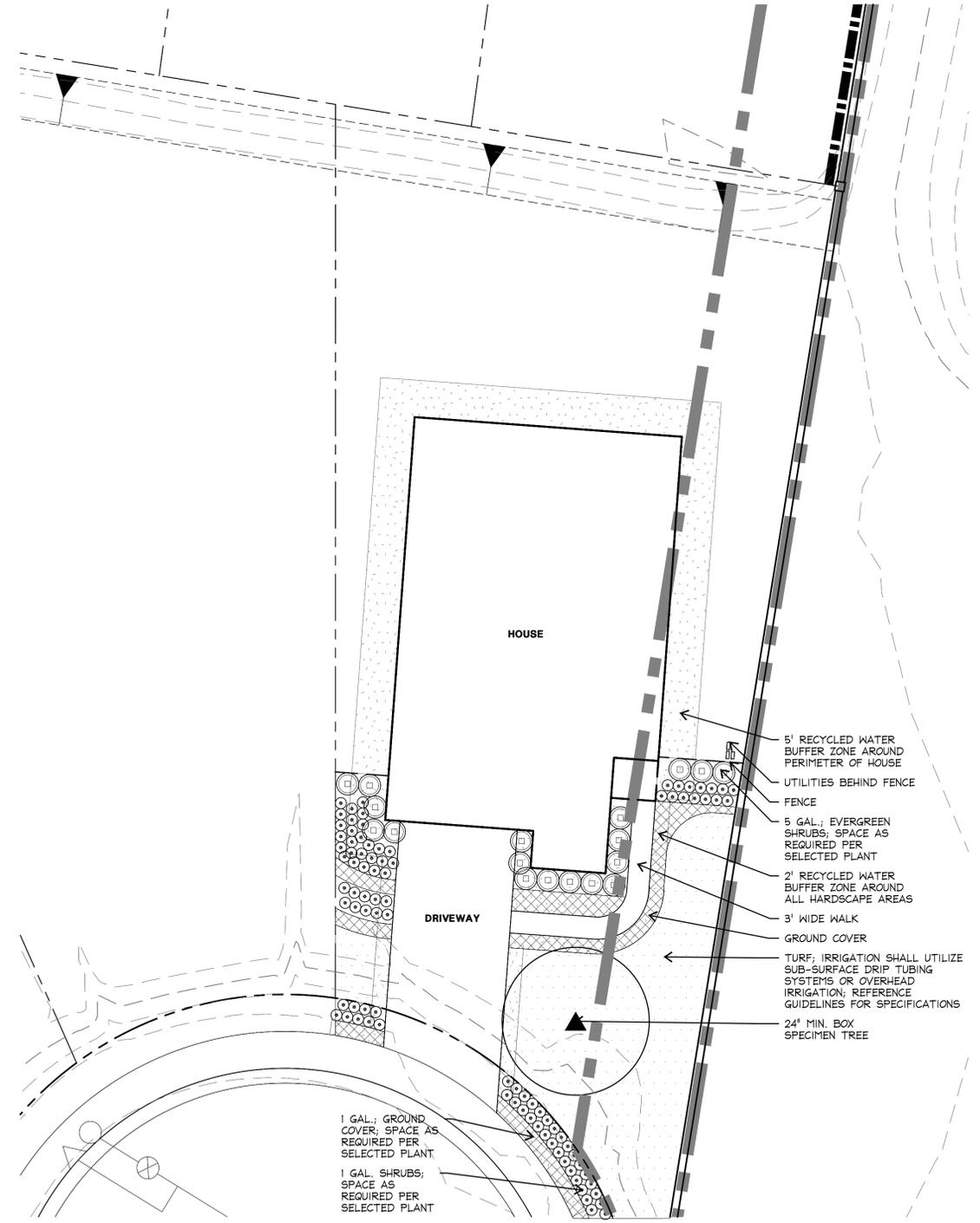
SHALL BE A PERMANENTLY IRRIGATED AREA INSTALLED BY EACH INDIVIDUAL PRIVATE LOT OWNER THAT IS 15' SETBACK FROM REAR PROPERTY LINE WITHIN PRIVATE LOT AREAS.

ZONE 'A' SHALL CONTAIN NO HABITABLE STRUCTURES OR STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES. STRUCTURES SUCH AS HARDSCAPE, FENCES, WALLS AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN THIS ZONE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.

PLANTS WITHIN ZONE 'A' SHALL BE PRIMARILY LOW GROWING AND LESS THAN 2' IN HEIGHT WITH THE EXCEPTION OF TREES.

PLANTS SHALL BE LOW-FUEL AND FIRE RESISTIVE. TREES WITHIN ZONE 'A' SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY. ONLY TREE SPECIES INDICATED ON PLANT PALETTE ARE ALLOWED.

ZONE 'A' SHALL BE MAINTAINED BY THE INDIVIDUAL PRIVATE LOT OWNER ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS AND MAINTAINING IRRIGATION SYSTEMS.



2 Planting Plan - Cul-de-sac (Side To Easement)

SCALE: 1"=10'

IRRIGATION NOTES

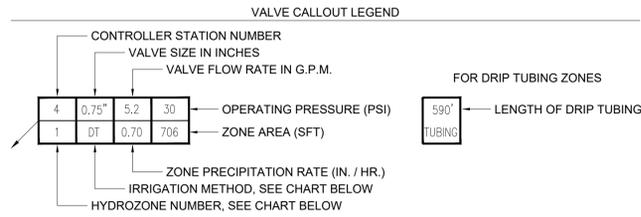
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE REMOTE CONTROL VALVES, ISOLATION VALVES, AUTOMATIC CONTROLLER AND RAIN / WEATHER SENSOR IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- ALL REMOTE CONTROL VALVES AND ISOLATION VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS. VALVES ARE TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS.
- THE CONTRACTOR IS REQUIRED TO CONTACT DIGALERT OR 811 A MINIMUM OF TWO (2) DAYS PRIOR TO THE START OF ANY EXCAVATIONS ON THE PROJECT AND SPECIFICALLY PRIOR TO THE INSTALLATION OF ANY GROUNDING RODS. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG TO START A PROJECT TICKET. DIGALERT AND 811 IS A FREE SERVICE PROVIDED TO THE PROJECT. FAILURE TO CONTACT AND HAVE THE EXISTING UTILITIES IDENTIFIED, LOCATED AND MARKED SHALL MAKE THE CONTRACTOR SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.

CAL GREEN / GREEN BUILDING CODE NOTES

- NOTE 1:
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- NOTE 2:
CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- NOTE 3:
A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- NOTE 4:
A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- NOTE 5:
AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- NOTE 6:
AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- NOTE 7:
UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

RECYCLED WATER NOTES

SEE SHEET IR1.07 FOR THE YUCAIPA VALLEY WATER DISTRICT RECYCLED WATER NOTES FOR ONSITE RESIDENTIAL USE.



HYDROZONE DESCRIPTION CHART			
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	MEDIUM WATER USE PLANTINGS	M	0.40
HZ 2	HIGH WATER USE TURF	H	0.80
HZ 3	MEDIUM WATER USE TREES	M	0.50
HZ 4	LOW WATER USE PLANTINGS	L	0.30

IRRIGATION METHOD DESCRIPTION CHART			
LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR. EFFICIENCY
DT	DRIP TUBING IN SHRUB AREAS (16")	DRIP	0.81
TD	DRIP TUBING IN TURF AREAS (12")	DRIP	0.81
DE	DRIP EMITTERS IN SHRUB AREAS	DRIP	0.81
TB	TREE BUBBLERS	DRIP	0.81

APPROVED _____ DATE _____		 <p>YUCAIPA VALLEY WATER DISTRICT 12770 2nd St. / P.O. Box 730 Yucaipa, Ca. 92399 (909) 797-5118</p>
DESIGNED _____ CHECKED _____ SCALE _____		
DRAWN _____	C.O. NO. _____	

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE	PSI	P. RATE	DETAIL
•	RAIN BIRD	XB-05/10PC XERI-BUG PRESSURE COMPENSATING, SELF-PIERCING EMITTERS. SYMBOL REPRESENTS TWO (2) EMITTERS. EACH 1 GALLON SHRUB SHALL RECEIVE TWO (2) XB-05PC, 0.5 GPH EMITTERS AND EACH 5 GALLON SHRUB SHALL RECEIVE TWO (2) XB-10PC, 1.0 GPH EMITTERS. EACH EMITTER SHALL BE INSTALLED ON THE END OF A LENGTH OF XQ 1/4" DISTRIBUTION TUBING (NO MORE THAN 36" LONG) WITH A TS-025 TUBING STAKE AND A PC-DIFF-PPL PURPLE COLORED PC DIFFUSER CAP. INSTALL THE DRIP EMITTERS ON THE EDGE OF THE SHRUB ROOT BALL TO ALLOW FOR WATERING OF THE ROOT BALL AND ADJACENT AMENDED BACKFILL. CONNECT THE XQ DISTRIBUTION TUBING TO THE XBS (PURPLE STRIPE) TUBING USING A XBF1CONN 1/4" BARBED TRANSFER FITTING.	0.5 GPH (1.0 GPH TOTAL) 1.0 GPH (2.0 GPH TOTAL)	30	N/A	A,B
▼	RAIN BIRD	XB-20PC XERI-BUG PRESSURE COMPENSATING, SELF-PIERCING EMITTERS. EACH TREE ON THE SLOPE SHALL RECEIVE FOUR (4) XB-20PC, 2.0 GPH EMITTERS. EACH EMITTER SHALL BE INSTALLED ON THE END OF A LENGTH OF XQ 1/4" DISTRIBUTION TUBING (NO MORE THAN 36" LONG) WITH A TS-025 TUBING STAKE AND A PC-DIFF-PPL PURPLE COLORED PC DIFFUSER CAP. INSTALL THE DRIP EMITTERS ON THE EDGE OF THE TREE ROOT BALL TO ALLOW FOR WATERING OF THE ROOT BALL AND ADJACENT AMENDED BACKFILL. CONNECT THE XQ DISTRIBUTION TUBING TO THE XBS (PURPLE STRIPE) TUBING USING A XBF1CONN 1/4" BARBED TRANSFER FITTING.	2.0 GPH (8.0 GPH TOTAL)	30	N/A	A,B
---	RAIN BIRD	XBS700P 1/2" (600-700) BLACK BLANK TUBING WITH A PURPLE STRIPE. INSTALL ON FINISHED GRADE OF SLOPE, UNDER THE SPECIFIED MULCH. STAKE THE TUBING TO GRADE USING TDS-060 TUBING STAKES AT THREE (3) FEET ON CENTER ALONG THE ENTIRE TUBING RUN. CONNECT THE TUBING TO THE 1" UVR PVC LATERAL LINE USING A 1" UVR PVC TEE OR ELBOW AND A TLF-MPT6-0600 TWIST LOCK X 1/2" MIPT ADAPTER FITTING. FOR TEES AND ELBOWS BETWEEN TUBING USE TWIST LOCK 600 SERIES TEES AND ELBOWS.				A,B
⊕	RAIN BIRD	TUBING END CLOSURE / FLUSH VALVE SHALL BE CONSTRUCTED OF A TLF-MPT6-0600 TWIST LOCK X 1/2" MIPT ADAPTER FITTING AND A SCH. 40 PVC 1/2" THREADED CAP. STAKE THE FLUSH CAP TO GRADE USING A TDS-060 STAKE.				A,B
⊕	NDS	KSL-1000-S 1" PVC LO-SWING CHECK VALVE WITH SOLVENT WELD SLIP ENDS. INSTALL ON UVR PVC LATERAL LINES AS SHOWN.				N/A
▽	HUNTER	PROS-06-CV-R 6" POP-UP BUBBLER HEAD WITH A RECYCLED WATER CAP AND A MSBN-50Q PRESSURE COMPENSATING STREAM BUBBLER NOZZLE. EACH TREE SHALL RECEIVE TWO (2) BUBBLER HEADS. PLACE THE BUBBLER HEADS 6" FROM THE EDGE OF THE TREE ROOT BALL AND ON OPPOSITE SIDES OF THE TREE, TYPICAL. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND ADJACENT AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE.	.50 GPM (1.0 GPM TOTAL)	30	3.00 IN./HR.	C,D
---	NETAFIM	SUB-SURFACE DRIP IRRIGATION TUBING FOR SHRUBS, AS DESCRIBED BELOW. SUB-SURFACE DRIP IRRIGATION TUBING FOR TURF, AS DESCRIBED BELOW. TLHCVXR-RWP5-12 SUBSURFACE DRIP TUBING (PURPLE EXTERIOR COLOR) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM FOR SHRUB DRIP ZONES: THE DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE FEATURE OR TURF EDGE. ALL OF THE INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTED AREA WITHOUT EXCEEDING THE 16" MAXIMUM ROW SPACING. ALL TUBING SHALL BE STAKED DOWN USING JUTE WIRE STAKES AT A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE ENTIRE LENGTH OF TUBING. THE HATCH PATTERN SYMBOLS ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS. FOR TURF DRIP ZONES: THE DRIP TUBING SHALL BE INSTALLED 4" BELOW FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 12" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE FEATURE OR TURF EDGE. ALL OF THE INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE TURF AREA WITHOUT EXCEEDING THE 12" MAXIMUM ROW SPACING. ALL TUBING SHALL BE STAKED DOWN USING JUTE WIRE STAKES AT A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE ENTIRE LENGTH OF TUBING. THE HATCH PATTERN SYMBOLS ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS. CONNECTION BETWEEN HCXVR DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING TL DRIP LINE BARBED FITTINGS AND SCH. 40 PVC SLIP X THREAD FITTINGS (TEES OR 90° ELBOWS) AT THE PVC HEADER. WHEN THE CONNECTION IS AT THE END RUN OF THE TUBING USE A TL050MA 17mm BARB X 1/2" MIPT MALE ADAPTER FITTING AND A TLELL 17mm BARBED 90° ELBOW FITTING. WHEN THE CONNECTION IS IN THE MIDDLE OF THE TUBING RUN USE ATL050MA 17mm BARB X 1/2" MIPT MALE ADAPTER FITTING AND A TLTEE 17mm BARBED TEE FITTING. ALL END RUNS OF DRIP TUBING SHALL BE CONNECTED WITH A PVC HEADER.	0.53 GPH / EMITTER 0.53 GPH / EMITTER	30 30	0.70 IN./HR. 0.85 IN./HR.	E,F
---	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.				E,F
---	AS APPROVED	SUPPLY AND DISCHARGE HEADERS SHALL BE PURPLE RCW PVC LATERAL LINE PIPE (AS SHOWN BELOW), 3/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.				E,F
⊕	GPH IRRIGATION/ HUNTER	GDFN-R DRIP FLUSH / INDICATOR NOZZLE, PURPLE IN COLOR, INSTALLED ONTO A HUNTER PROS-12-R 12" POP-UP SPRINKLER BODY (NO PRS OR CHECK VALVE) WITH A PURPLE RECYCLED WATER CAP. FLUSH VALVE SHALL REMAIN CLOSED FOR NORMAL OPERATION OF THE DRIP SYSTEM.				E,G
⊕	EXISTING	POTABLE WATER METER FOR THE RESIDENTIAL UNIT, NO CONNECTION TO THIS METER FOR ANY IRRIGATION USE, SHOWN FOR INFORMATION ONLY				N/A
⊕	EXISTING	POTABLE WATER HOSE BIB ON THE RESIDENTIAL UNIT, NO CONNECTION TO THIS DEVICE FOR ANY IRRIGATION USE, SHOWN FOR INFORMATION ONLY				N/A
⊕	P.O.C.	DUAL (2) 3/4" RECYCLED WATER METER ASSEMBLY AS PROVIDED BY THE YUCAIPA VALLEY WATER DISTRICT (YVWD) AT THE PROPERTY LINE TO SERVE TWO (2) ADJOINING RESIDENTIAL LOTS. VERIFY METER SIZES, LOCATION AND WATER PRESSURE PRIOR TO STARTING WORK. ROUTE 1" MAINLINE FROM THE 3/4" RECYCLED WATER METER TO THE RECYCLED WATER CROSS CONNECTION CONTROL TEST STATION.				R-5
⊕	WILKINS / RAIN BIRD	RECYCLED WATER CROSS CONNECTION CONTROL TEST STATION TO INCLUDE A WILKINS #500HLR-3/4" (HIGH-LOW RANGE, 25 - 125 PSI) BRONZE PRESSURE REGULATING VALVE AND A RAIN BIRD 33-DNP 3/4" RECYCLED WATER QUICK COUPLER VALVE. INSTALL INSIDE A JUMBO RECTANGULAR VALVE BOX. INSTALL IMMEDIATELY DOWNSTREAM OF THE RECYCLED WATER METER.				H, R-23
⊕	AS APPROVED	RECYCLED WATER CONNECTION POINT FOR FUTURE REAR YARD IRRIGATION SYSTEM BY OWNER. PROVIDE A CAPPED STUB-OUT OF THE 1 1/4" RECYCLED WATER MAINLINE AND CONTROL VALVE WIRES FROM THE CONTROLLER. EACH CONTROLLER IS A 12 STATION UNIT AND ALL STATIONS THAT ARE NOT USED FOR THE FRONT YARD OR REAR YARD SLOPE, SHALL HAVE PILOT WIRES ROUTED FROM THE CONTROLLER TO THE FUTURE POINT OF CONNECTION. EXTEND THE COMMON GROUND WIRE FROM THE CLOSEST FRONT YARD OR REAR YARD SLOPE CONTROL VALVE TO THE FUTURE POINT OF CONNECTION. BOX SHALL BE A STANDARD RECTANGULAR VALVE BOX AS DESCRIBED BELOW.				R-20
⊕	LASCO	V14101N-SC 1 1/4" PVC "SLO-CLOSE" BALL VALVE TO BE INSTALLED ON THE STUB-OUT FROM THE EXISTING METER. INSTALL IN A 10" ROUND VALVE BOX.				I
⊕	RAIN BIRD	075-DVF 3/4" PLASTIC REMOTE CONTROL VALVE WITH FLOW CONTROL. INSTALL A RBY075MPTX 3/4" PLASTIC WYE FILTER WITH A 200 MESH STAINLESS STEEL FILTER ELEMENT IMMEDIATELY DOWNSTREAM OF THE VALVE. INSTALL MULTIPLE RCVS IN A STANDARD VALVE BOX AS DESCRIBED IN THE DETAILS.				K
⊕	RAIN BIRD	075-DVF 3/4" PLASTIC REMOTE CONTROL VALVE WITH FLOW CONTROL. INSTALL MULTIPLE RCVS IN A STANDARD VALVE BOX AS DESCRIBED IN THE DETAILS.				K
⊕	HUNTER	PCC-1200L 12 STATION IRRIGATION CONTROLLER, EXTERNAL TRANSFORMER, INDOOR MOUNTED (GARAGE) IN LOCATION APPROVED BY ARCHITECT				J
⊕	HUNTER	WSS WIRELESS SOLAR-SYNC WEATHER / RAIN SENSOR. INCLUDES WIRELESS SOLAR-SYNC SENSOR, WIRELESS TRANSMITTER AND MODULE. MOUNT ON BUILDING ROOF IN A LOCATION ACCEPTABLE TO THE ARCHITECT AND WITHIN RADIO CONTACT OF THE CONTROLLER. CONTRACTOR SHALL INSURE THAT SENSOR PLACEMENT ALLOWS FOR RAIN DETECTION AND FULL CONTROLLER COMMUNICATION.				L
⊕	N/A	120 VOLT ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY ELECTRICIAN. PROVIDE A STANDARD 120V OUTLET ADJACENT TO THE CONTROLLER. VERIFY THE ACTUAL ELECTRICAL POWER SUPPLY LOCATIONS IN FIELD.				N/A
---	EXISTING	POTABLE WATER SERVICE LINE FROM POTABLE METER TO THE RESIDENTIAL UNIT, NO CONNECTION TO THIS METER FOR ANY IRRIGATION USE, SHOWN FOR INFORMATION ONLY. ALL CROSSING OF THIS LINE WITH RECYCLED WATER PVC PIPE SHALL BE INSIDE OF A SCH 40 PVC SLEEVE FOR A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE LINE AND INSTALLED A MINIMUM OF 1 FOOT DEEPER THAN THE POTABLE LINE.				N/A
---	AS APPROVED	PURPLE PVC PIPE 1" SCHEDULE 40, SOLVENT WELD WITH SCH. 40 UVR PVC FITTINGS, AS LATERAL LINES INSTALLED ON GRADE FOR SLOPE DRIP ZONE. STAKE TO GRADE USING REBAR J HOOKS AT FIVE (5) FEET ON CENTER.				N/A
---	AS APPROVED	PURPLE PVC PIPE 3/4" CLASS 200, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE				M
---	AS APPROVED	CONNECTION BETWEEN BURIED PURPLE PVC LATERAL LINE AND ON GRADE PURPLE PVC LATERAL LINE, USE UVR FITTINGS FOR TRANSITION				N/A
---	AS APPROVED	PURPLE PVC PIPE 1" - 1 1/4" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE				M
---	AS APPROVED	PURPLE PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING AND HARDSCAPE INSIDE SLEEVES. SLEEVES SHALL BE INSTALLED 24" BELOW FINISHED GRADE.				N
---	NO SYMBOL	LASCO				N/A
---	NO SYMBOL	AS APPROVED	ALL PVC FITTINGS USED WITH SOLVENT WELD PIPE SHALL BE SCH. 40 PVC FITTINGS, SIZED TO MATCH THE PIPE BEING INSTALLED. ALL FITTINGS USED WITH "ON GRADE" PIPE SHALL BE UVR PVC FITTINGS. STANDARD FITTINGS ARE WHITE IN COLOR, UVR FITTINGS ARE LIGHT BROWN IN COLOR.			N/A
---	NO SYMBOL	AS APPROVED	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE LOW VOC, "BLUE" MEDIUM BODY CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.			N/A
---	NO SYMBOL	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED). PILOT WIRES SHALL BE RED IN COLOR, COMMON GROUND WIRE SHALL BE WHITE IN COLOR.			M,N,O
---	NO SYMBOL	3M	DBR/Y-6 DIRECT BURIAL (U.L. APPROVED) WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS			O
---	NO SYMBOL	RAIN BIRD	VBSTD-PL STANDARD RECTANGULAR VALVE BOX WITH A BLACK BODY AND PURPLE LID FOR REMOTE CONTROL VALVES AND FUTURE RCW POINT OF CONNECTION FOR REAR YARD, VBLMB-PL JUMBO RECTANGULAR VALVE BOX WITH BLACK BODY AND PURPLE LID FOR CROSS CONNECTION CONTROL TEST STATION, AND VBRND-PL 10" ROUND VALVE BOX WITH A BLACK BODY AND PURPLE LID FOR BALL VALVE. ALL VALVE BOX LIDS SHALL BE LOCKED DOWN USING A RAIN BIRD VB-L00K-P PENTA HEAD BOLT, WASHER AND CLIP.			P



Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:

Summerwind Trails

Residential Lot Landscape Standards

Calimesa, CA

Project Number:
D17404

Designed: WJ, JH, RD, GW, LW

Drawn: JH, MP, GW

Reviewed: SC

Date Issued:

Revisions:

Sheet Title: Irrigation Legend

Sheet Number:

IR 1.00

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

sweeney + associates
IRRIGATION DESIGN AND CONSULTING
38730 Sky Canyon Drive, Suite C
Murrieta, CA 92563
P: (951) 461-6830
F: (951) 461-6850
E: info@sweeneyassoc.com

APPROVED _____ DATE _____		 YUCAIPA VALLEY WATER DISTRICT 12770 2nd St. / P.O. Box 730 Yucaipa, Ca. 92399 (909) 797-5118
DESIGNED _____ CHECKED _____		
DRAWN _____ C.O. NO. _____		SCALE _____

NOTE A:
POINT OF CONNECTION (POC) SHALL BE A 3/4" RECYCLED WATER METER WITH A 3/4" SERVICE LINE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWINGS IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

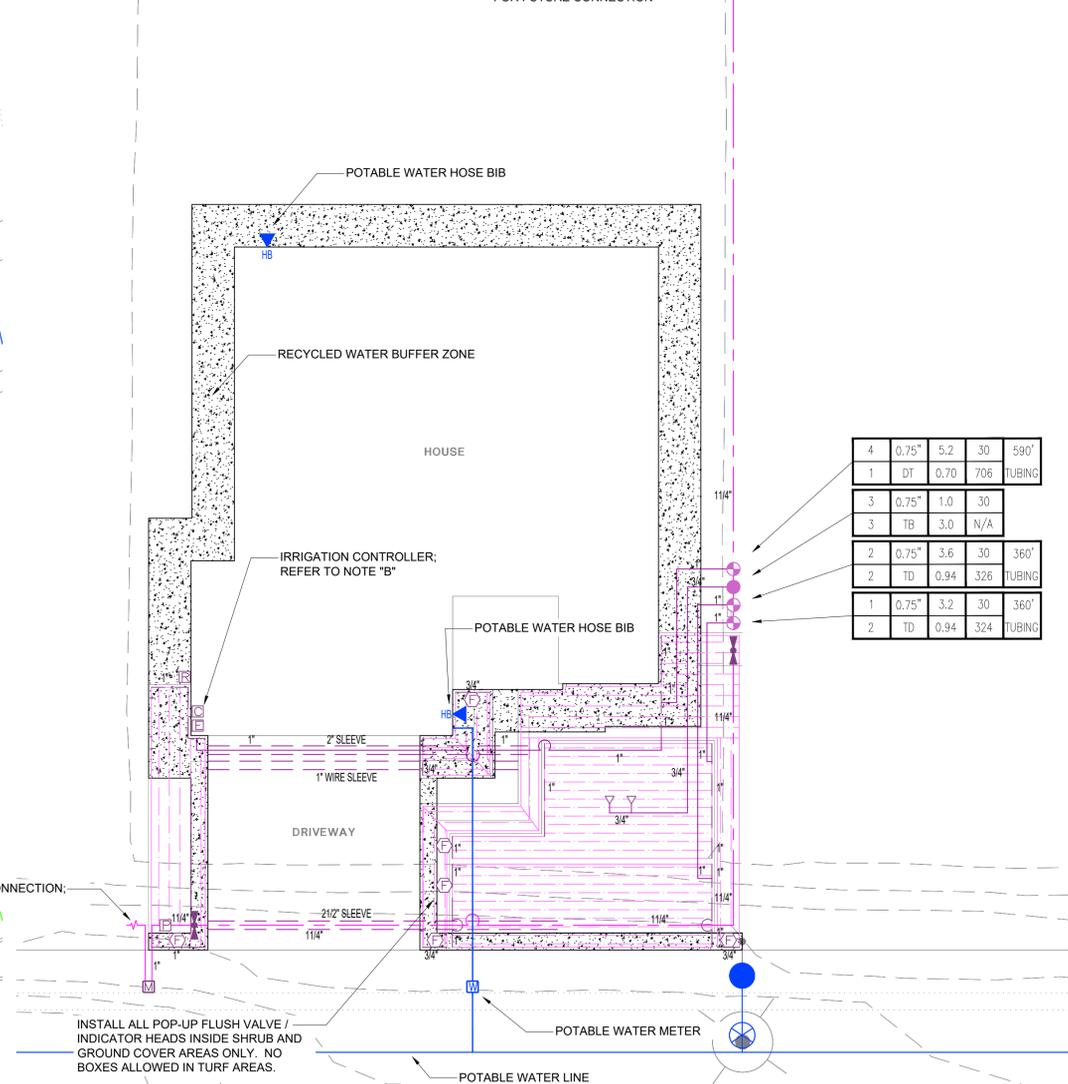
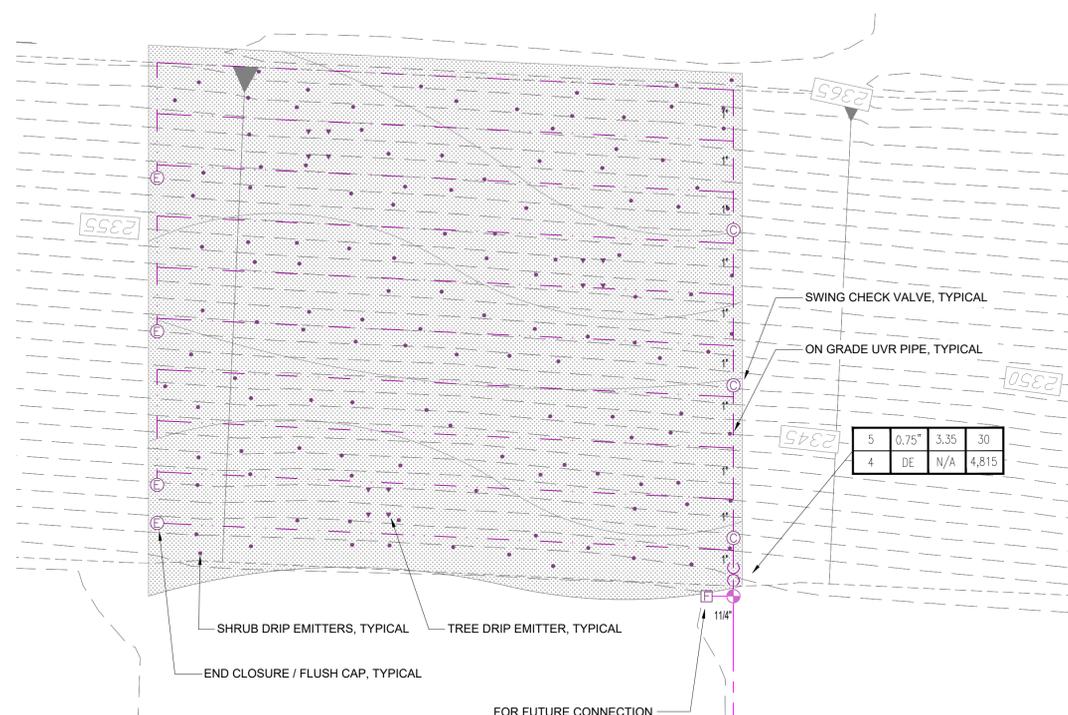
	LOT 1 INFORMATION	LOT 2 INFORMATION
WATER PRESSURE AT REQUIRED AT POC:	65.0 PSI (STATIC)	65.0 PSI (STATIC)
DESIGN WATER PRESSURE:	53.8 PSI	42.2 PSI
MAXIMUM SYSTEM DEMAND:	5.2 GPM	5.5 GPM
RESIDUAL WATER PRESSURE:	11.2 PSI	22.8 PSI

NOTE B:
CONTROLLER SHALL BE OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE RESIDENCE GARAGE IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK. THE WIRELESS RAIN SENSOR SHALL BE INSTALLED ON THE BUILDING EAVE WITHIN COMMUNICATION DISTANCE FROM THE CONTROLLER.

NOTE C:
THESE PLANS ARE DIAGRAMMATIC. THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE D:
THESE PLANS ARE DIAGRAMMATIC. TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E:
SEE SHEET IR1.07 FOR THE YUCAIPA VALLEY WATER DISTRICT RECYCLED WATER NOTES FOR ONSITE RESIDENTIAL USE.



2 Irrigation Plan - Corner Lot

SCALE: 1"=10'

1 Irrigation Plan - Rear Sloped

SCALE: 1"=10'



FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction.
**Issue
For
Permit**
December 21, 2017
WILLIAM JONES #3018

Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
Summerwind Trails

Residential Lot
Landscape Standards

Calimesa, CA

Project Number:
D17404

Designed: WJ, JH, RD, GW, LW

Drawn: JH, MP, GW

Reviewed: SC

Date Issued:

Revisions:

Sheet Title:
Irrigation Plan

Sheet Number:
IR 1.01

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



NOTE A:
POINT OF CONNECTION (POC) SHALL BE A 3/4" RECYCLED WATER METER WITH A 3/4" SERVICE LINE. THE CONTRACTOR SHALL VERIFY THE ACTUAL LOCATION, WATER TYPE, METER SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION AS SHOWN HEREIN, ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

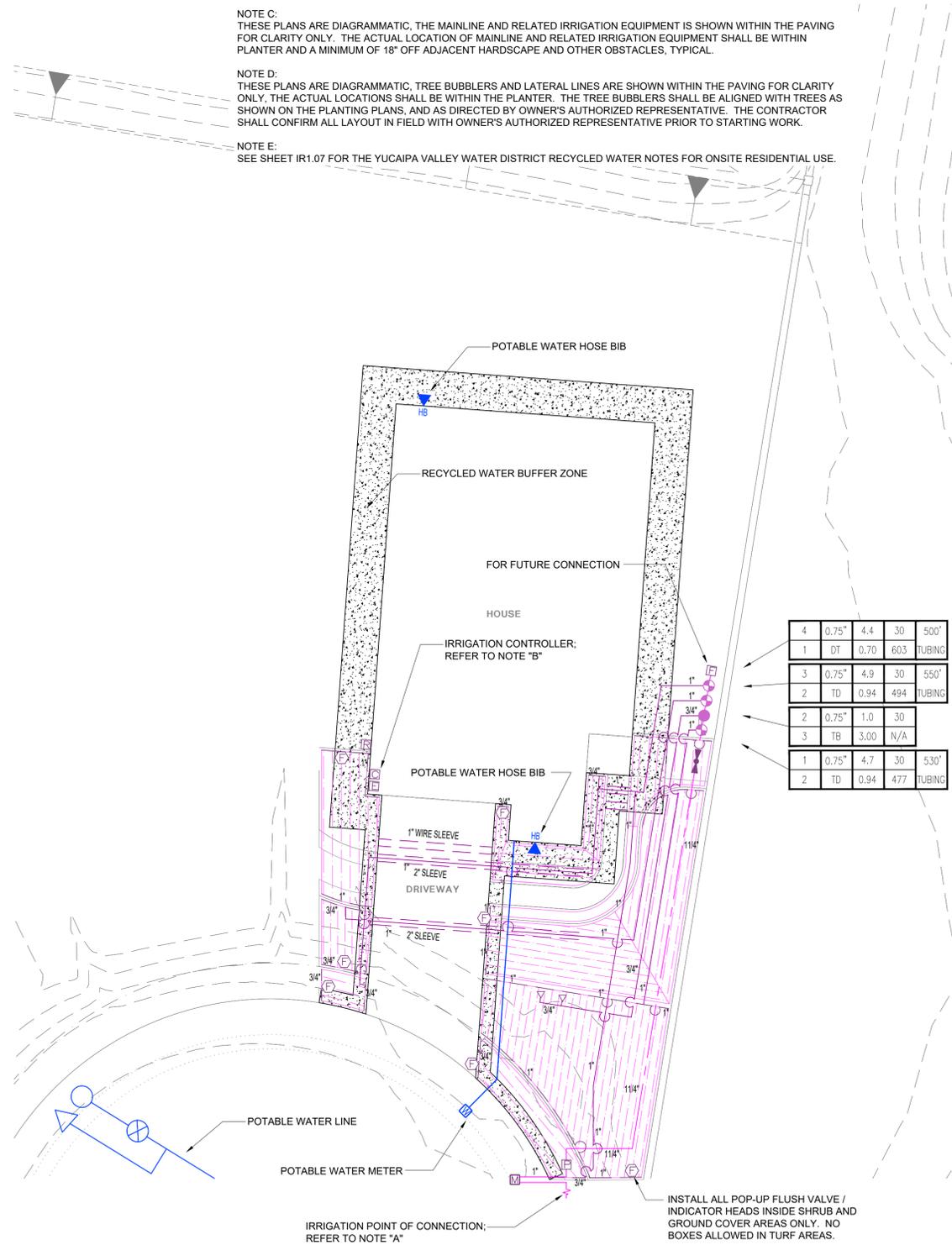
	LOT 1 INFORMATION	LOT 2 INFORMATION
WATER PRESSURE AT REQUIRED AT POC:	65.0 PSI (STATIC)	65.0 PSI (STATIC)
DESIGN WATER PRESSURE:	42.2 PSI	42.2 PSI
MAXIMUM SYSTEM DEMAND:	2.8 GPM	4.9 GPM
RESIDUAL WATER PRESSURE:	4.5 PSI	22.8 PSI

NOTE B:
CONTROLLER SHALL BE OF THE BRAND, MODEL AND STATION SIZE AS INDICATED ON THE IRRIGATION MATERIALS LEGEND. THE CONTROLLER SHALL BE INSTALLED IN THE RESIDENCE GARAGE IN THE APPROXIMATE LOCATION SHOWN. THE CONTRACTOR SHALL COORDINATE THE REQUIRED ELECTRICAL POWER SUPPLY AT THIS LOCATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POINT OF CONNECTION SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK. THE WIRELESS RAIN SENSOR SHALL BE INSTALLED ON THE BUILDING EAVE WITHIN COMMUNICATION DISTANCE FROM THE CONTROLLER.

NOTE C:
THESE PLANS ARE DIAGRAMMATIC, THE MAINLINE AND RELATED IRRIGATION EQUIPMENT IS SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATION OF MAINLINE AND RELATED IRRIGATION EQUIPMENT SHALL BE WITHIN PLANTER AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES, TYPICAL.

NOTE D:
THESE PLANS ARE DIAGRAMMATIC, TREE BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN THE PAVING FOR CLARITY ONLY. THE ACTUAL LOCATIONS SHALL BE WITHIN THE PLANTER. THE TREE BUBBLERS SHALL BE ALIGNED WITH TREES AS SHOWN ON THE PLANTING PLANS, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

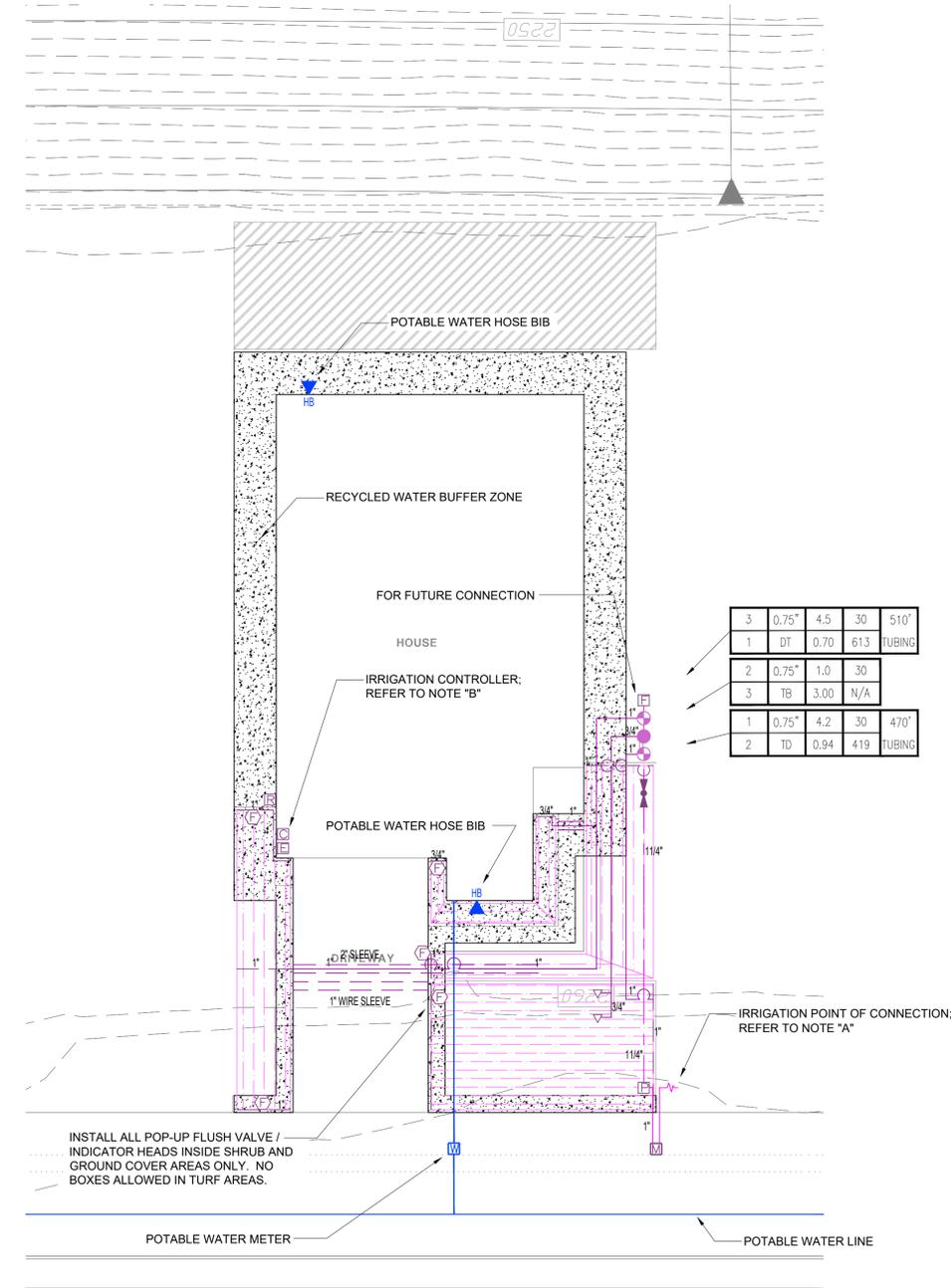
NOTE E:
SEE SHEET IR1.07 FOR THE YUCAIPA VALLEY WATER DISTRICT RECYCLED WATER NOTES FOR ONSITE RESIDENTIAL USE.



2 Irrigation Plan - Cul-de-sac (Side To Easement)

SCALE: 1"=10'

APPROVED _____	DATE _____	<p>YUCAIPA VALLEY WATER DISTRICT 12770 2nd St. / P.O. Box 730 Yucaipa, Ca. 92399 (909) 797-5118</p>
DESIGNED _____	CHECKED _____	
DRAWN _____	C.O. NO. _____	SCALE _____



1 Irrigation Plan - Rear Flat (Back To Open Space)

SCALE: 1"=10'



FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction.
**Issue
For
Permit**
December 21, 2017
WILLIAM JONES #3018

Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785

Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:

Summerwind Trails

Residential Lot
Landscape Standards

Calimesa, CA

Project Number:
D17404

Designed: WJ, JH, RD, GW, LW

Drawn: JH, MP, GW

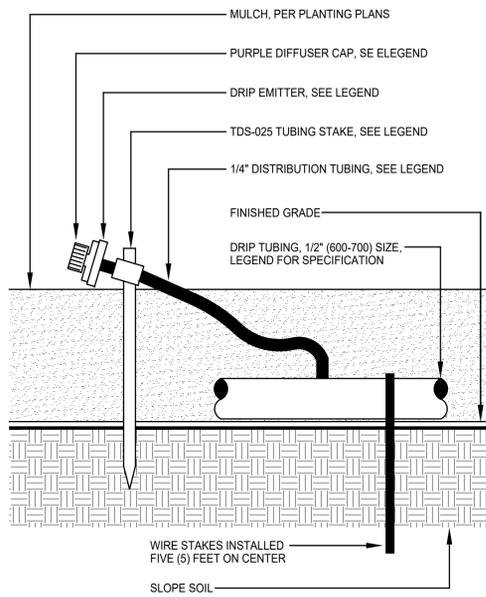
Reviewed: SC

Date Issued:

Revisions:

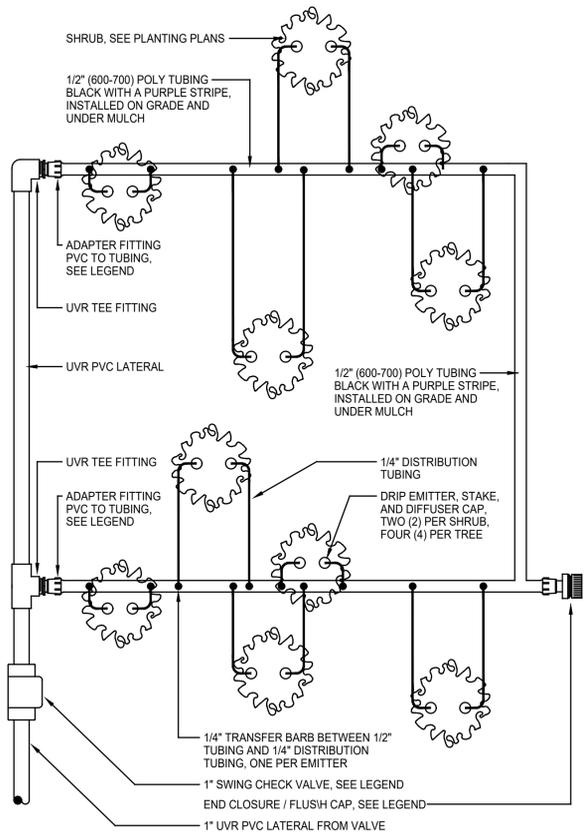
Sheet Title:
Irrigation Plan

Sheet Number:
IR 1.02



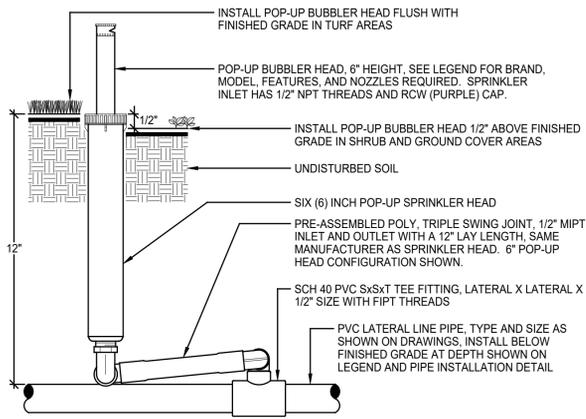
SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

A DRIP EMITTER IN TUBING



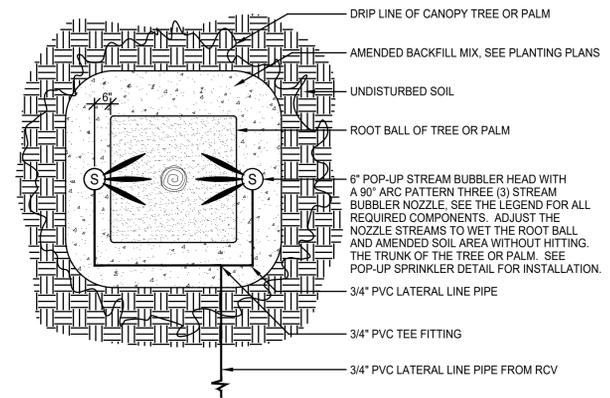
SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

B PVC PIPE EMITTER LAYOUT



SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

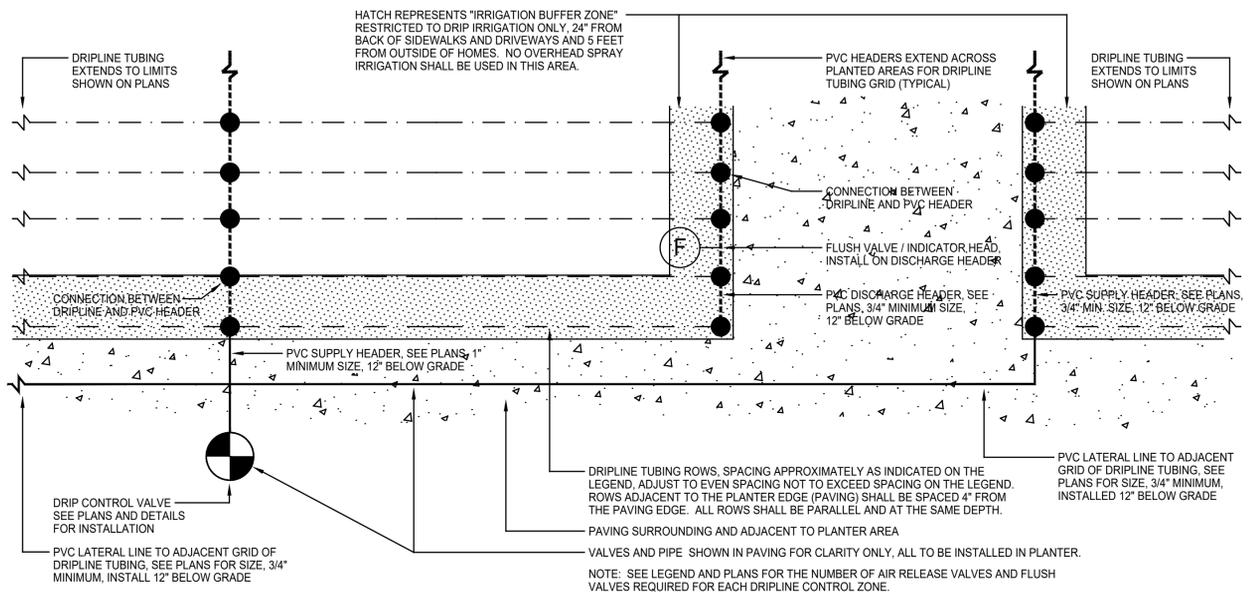
C POP-UP BUBBLER HEAD



PLAN VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

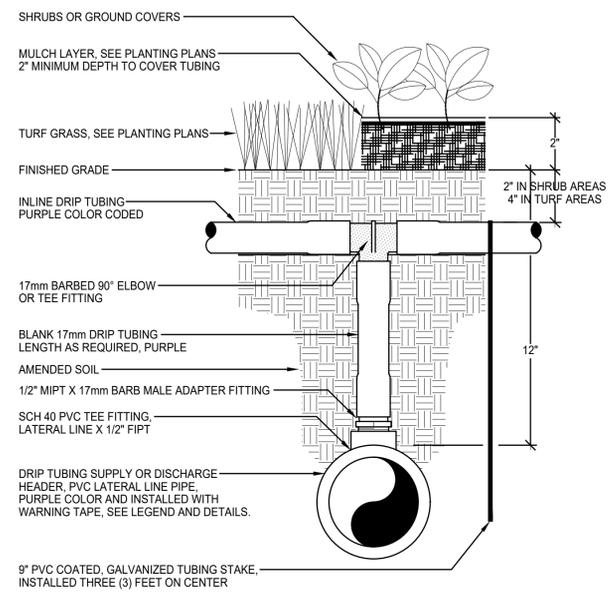
D TREE BUBBLER LAYOUT

NOTE:
POSITION MSBN-50Q STREAM BUBBLER HEADS 6" FROM THE ROOT BALL.



PLAN VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

E DRIP TUBING LAYOUT



SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

F DRIP TUBING CONNECTION

NOTE:
DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS. FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION. FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND ONE ADAPTER FITTING FOR THE CONNECTION.

APPROVED _____		DATE _____
DESIGNED _____		SCALE _____
DRAWN _____		C.O. NO. _____

YUCAIPA VALLEY WATER DISTRICT
12770 2nd St. / P.O. Box 730
Yucaipa, Ca. 92399
(909) 797-5118

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

sweeney + associates
IRRIGATION DESIGN AND CONSULTING
38730 Sky Canyon Drive, Suite C
Merriam, CA 92063
e: info@sweeneyassoc.com | t: (951) 461-6830
w: www.sweeneyassoc.com | f: (951) 461-6830



FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction.
Issue For Permit
December 21, 2017
WILLIAM JONES #3018

Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
Summerwind Trails

Residential Lot
Landscape Standards

Calimesa, CA
Project Number:
D17404

Designed: WJ, JH, RD, GW, LW

Drawn: JH, MP, GW

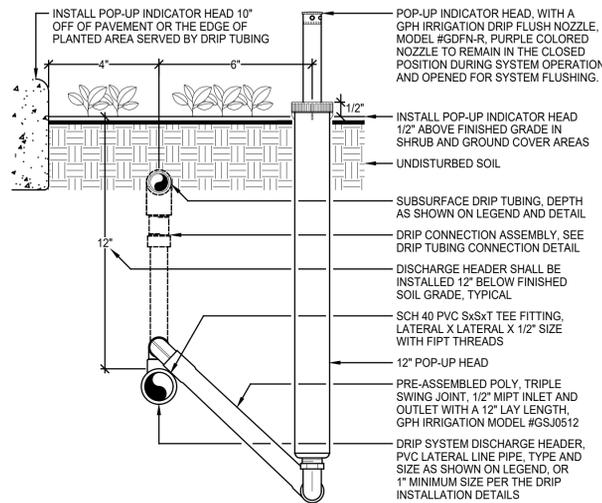
Reviewed: SC

Date Issued:

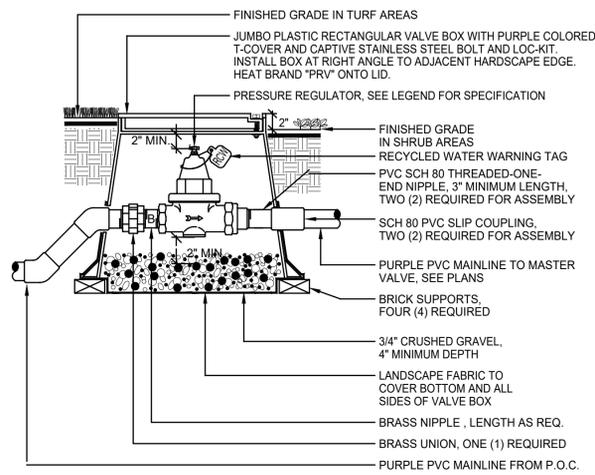
Revisions:

Sheet Title:
Irrigation Details

Sheet Number:
IR 1.03

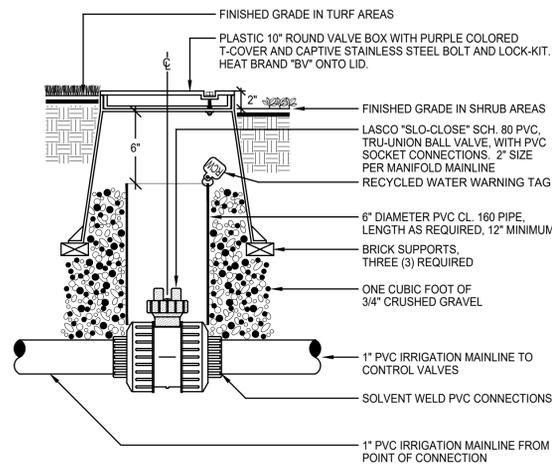


SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

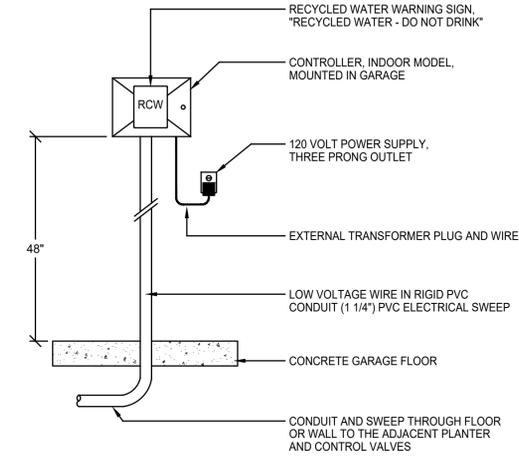


INSTALL AS PART OF THE RECYCLED WATER CROSS CONNECTION CONTROL TEST STATION, SEE DETAIL R-23.
INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UPSTREAM SIDE OF THE PRESSURE REGULATOR ASSEMBLY.

SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.



SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.



NOTE:
ROUTE WIRES AND SLEEVE THROUGH WALL AS PER LANDSCAPE ARCHITECT'S RECOMMENDATION.

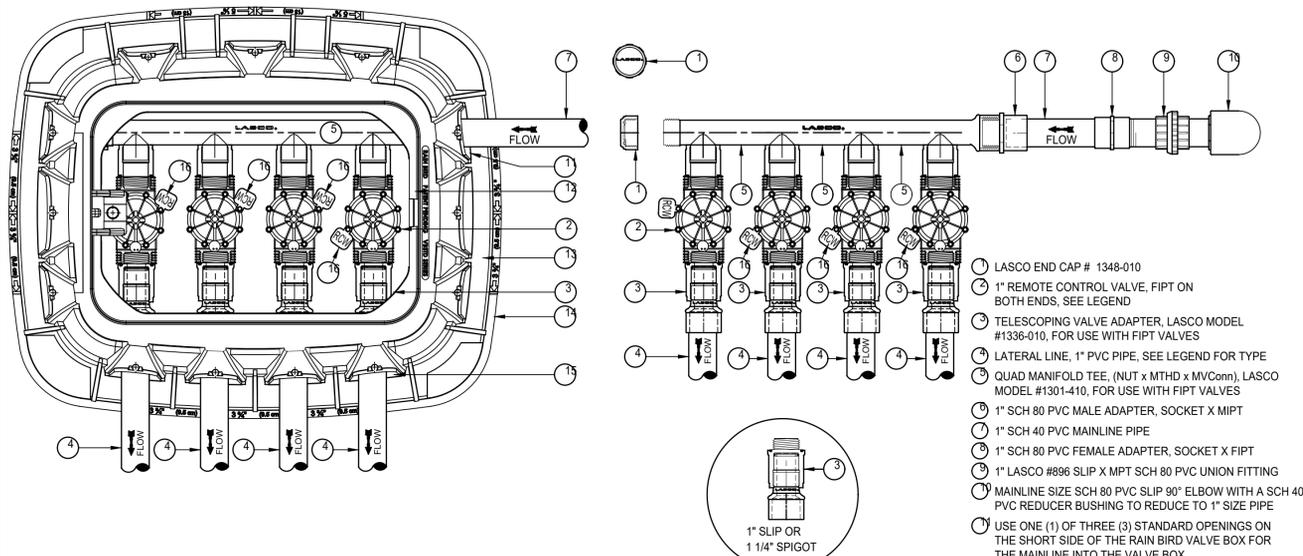
SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

G FLUSH INDICATOR HEAD

H PRESSURE REGULATOR

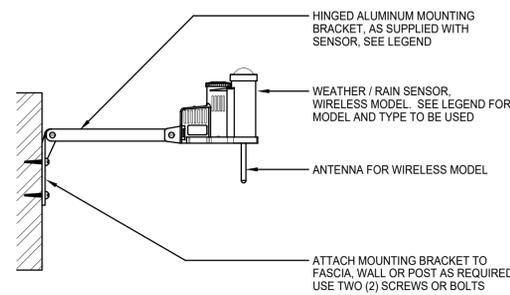
I BALL VALVE

J CONTROLLER



NOTE:
USE THIS ASSEMBLY FOR ANY GROUP OF TWO (2), THREE (3) OR FOUR (4) 1\"/>

K FOUR VALVES IN BOX



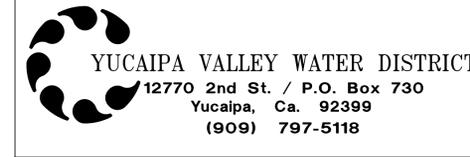
NOTE:
LOCATE THE SENSOR PER THE DRAWINGS AND IN AN AREA THAT WILL RECEIVE DIRECT RAINFALL. VERIFY THE SENSOR LOCATION WITH THE OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION.

FOR WIRELESS SENSORS, VERIFY THAT THE INSTALLED LOCATION ALLOWS FOR FULL COMMUNICATION WITH THE CONTROLLER. ADJUST SENSOR LOCATION AS NECESSARY.

SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

L WIRELESS RAIN SENSOR

APPROVED _____		DATE _____
DESIGNED _____		SCALE _____
DRAWN _____	CHECKED _____	C.O. NO. _____



I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785

Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
Summerwind Trails

Residential Lot
Landscape Standards

Calimesa, CA

Project Number:
D17404

Designed: WJ, JH, RD, GW, LW

Drawn: JH, MP, GW

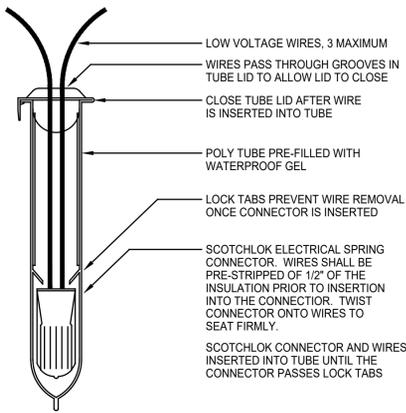
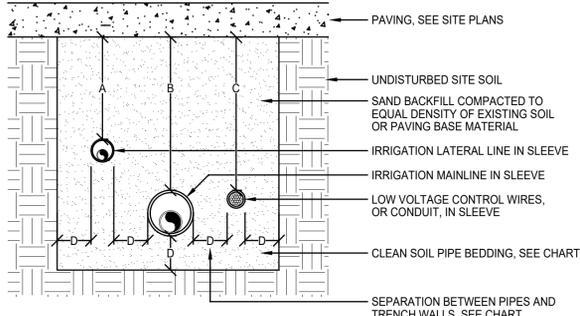
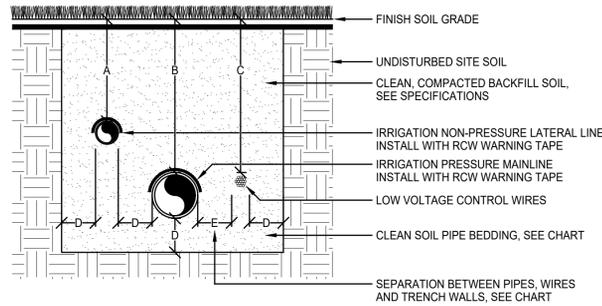
Reviewed: SC

Date Issued:

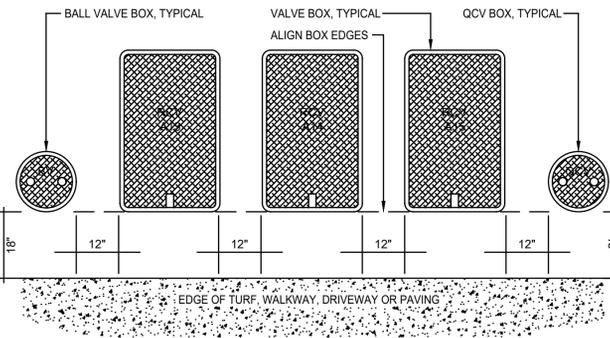
Revisions:

Sheet Title:
Irrigation Details

Sheet Number:
IR 1.04



- NOTE:
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE OR DRIP ASSEMBLY TO FACILITATE SERVICING OF THE VALVE OR EQUIPMENT.
 - SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER OR SHRUB AREAS WHERE EVER POSSIBLE. VALVES IN TURF AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT PAVING EDGE.
 - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT THE COLLAPSE AND / OR DEFORMATION OF VALVE BOXES.
 - BOX LOCATIONS SHALL BE STAKED IN THE FIELD PRIOR TO MAINLINE INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.



NOTE:
ALL PIPES (MAINLINE AND LATERAL LINE) SHALL BE INSTALLED WITH RECYCLED WATER WARNING TAPE AFFIXED TO THE PIPE AND TAPED OFF EVERY FIVE (5) FEET ON CENTER TO SECURE WARNING TAPE IN POSITION!

SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

NOTE:
SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED. SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER.

SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

NOTE:
WIRE CONNECTOR SHALL BE A 3M DBRY-6 DIRECT BURY SPLICE KIT (U.L. APPROVED). KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

SECTION VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

NOTE:
VALVE BOXES SHALL BE INSTALLED IN SHRUB AND GROUND COVER AREAS. NO VALVES SHALL BE INSTALLED IN TURF AREAS WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

PLAN VIEW - N.T.S.
©Copyright 2018 Sweeney & Associates, Inc.

M PIPE INSTALLATION

N SLEEVE INSTALLATION

O WIRE CONNECTION

P VALVE BOX LAYOUT

WATER PRESSURE LOSS CALCULATIONS			
WATER METER NUMBER	1	WATER METER SIZE (Inches)	0.75
HYDRAULIC GRADE LINE (FT)	0	WATER METER ELEVATION (FT)	0
ELEVATION DIFFERENCE (FT)	0	STATIC PRESSURE (PSI)	65.0
REMOTE CONTROL VALVE #	5	REMOTE CONTROL VALVE SIZE (in.)	0.75
R.C.V. DEMAND (GPM)	3.35	TOTAL DEMAND (GPM)	3.35
HIGHEST HEAD SERVED (FT)	30	STATIC PRESSURE AT HIGHEST HEAD	-13.0
<p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p> <p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p> <p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p>			
SIZE (Inches)	DESCRIPTION	FLOW	# LOSS
0.75	SERVICE LINE (50 FT OF TYPE K COPPER)	3.35	1 0.78 PSI
0.75	WATER METER (DISC TYPE)	3.35	2 0.30 PSI
0.75	PRESSURE REGULATOR (WILKINS 500HLR)	3.35	3 1.00 PSI
1.25	ISOLATION VALVES (BALL TYPE)	3.35	4 1.00 PSI
1.25	135 FEET OF MAINLINE: SCH. 40 PVC	3.35	5 0.23 PSI
1.25	10 - 90 DEGREE ELBOWS	3.35	6 0.50 PSI
0.75	REMOTE CONTROL VALVE ASSEMBLY	3.35	7 4.00 PSI
10%	LATERAL LINE LOSSES	3.35	8 3.00 PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	9 0.05 PSI
30.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	10 12.99 PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)		11	23.8 PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)		12	30.0 PSI
TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)		13	53.8 PSI
STATIC WATER PRESSURE (FROM ABOVE)		14	65.0 PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)		15	11.2 PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)		16	63.8 PSI

WATER PRESSURE LOSS CALCULATIONS			
WATER METER NUMBER	2	WATER METER SIZE (Inches)	0.75
HYDRAULIC GRADE LINE (FT)	0	WATER METER ELEVATION (FT)	0
ELEVATION DIFFERENCE (FT)	0	STATIC PRESSURE (PSI)	65.0
REMOTE CONTROL VALVE #	5	REMOTE CONTROL VALVE SIZE (in.)	0.75
R.C.V. DEMAND (GPM)	5.5	TOTAL DEMAND (GPM)	5.5
HIGHEST HEAD SERVED (FT)	0	STATIC PRESSURE AT HIGHEST HEAD	0.0
<p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p> <p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p> <p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p>			
SIZE (Inches)	DESCRIPTION	FLOW	# LOSS
0.75	SERVICE LINE (50 FT OF TYPE K COPPER)	5.5	1 1.99 PSI
0.75	WATER METER (DISC TYPE)	5.5	2 0.60 PSI
0.75	PRESSURE REGULATOR (WILKINS 500HLR)	5.5	3 1.00 PSI
1.25	ISOLATION VALVES (BALL TYPE)	5.5	4 1.00 PSI
1.25	57 FEET OF MAINLINE: SCH. 40 PVC	5.5	5 0.10 PSI
1.25	10 - 90 DEGREE ELBOWS	5.5	6 0.50 PSI
0.75	REMOTE CONTROL VALVE ASSEMBLY	5.5	7 4.00 PSI
10%	LATERAL LINE LOSSES	5.5	8 3.00 PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	9 0.02 PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	10 0.00 PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)		11	12.2 PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)		12	30.0 PSI
TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)		13	42.2 PSI
STATIC WATER PRESSURE (FROM ABOVE)		14	65.0 PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)		15	22.8 PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)		16	52.2 PSI

WATER PRESSURE LOSS CALCULATIONS			
WATER METER NUMBER	3	WATER METER SIZE (Inches)	0.75
HYDRAULIC GRADE LINE (FT)	0	WATER METER ELEVATION (FT)	0
ELEVATION DIFFERENCE (FT)	0	STATIC PRESSURE (PSI)	65.0
REMOTE CONTROL VALVE #	3	REMOTE CONTROL VALVE SIZE (in.)	0.75
R.C.V. DEMAND (GPM)	4.5	TOTAL DEMAND (GPM)	4.5
HIGHEST HEAD SERVED (FT)	0	STATIC PRESSURE AT HIGHEST HEAD	0.0
<p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p> <p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p> <p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p>			
SIZE (Inches)	DESCRIPTION	FLOW	# LOSS
0.75	SERVICE LINE (50 FT OF TYPE K COPPER)	4.5	1 1.99 PSI
0.75	WATER METER (DISC TYPE)	4.5	2 0.60 PSI
0.75	PRESSURE REGULATOR (WILKINS 500HLR)	4.5	3 1.00 PSI
1.25	ISOLATION VALVES (BALL TYPE)	4.5	4 1.00 PSI
1.25	45 FEET OF MAINLINE: SCH. 40 PVC	4.5	5 0.08 PSI
1.25	10 - 90 DEGREE ELBOWS	4.5	6 0.50 PSI
0.75	REMOTE CONTROL VALVE ASSEMBLY	4.5	7 4.00 PSI
10%	LATERAL LINE LOSSES	4.5	8 3.00 PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	9 0.02 PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	10 0.00 PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)		11	12.2 PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)		12	30.0 PSI
TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)		13	42.2 PSI
STATIC WATER PRESSURE (FROM ABOVE)		14	65.0 PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)		15	22.8 PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)		16	52.2 PSI

WATER PRESSURE LOSS CALCULATIONS			
WATER METER NUMBER	4	WATER METER SIZE (Inches)	0.75
HYDRAULIC GRADE LINE (FT)	0	WATER METER ELEVATION (FT)	0
ELEVATION DIFFERENCE (FT)	0	STATIC PRESSURE (PSI)	65.0
REMOTE CONTROL VALVE #	3	REMOTE CONTROL VALVE SIZE (in.)	0.75
R.C.V. DEMAND (GPM)	4.9	TOTAL DEMAND (GPM)	4.9
HIGHEST HEAD SERVED (FT)	0	STATIC PRESSURE AT HIGHEST HEAD	0.0
<p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p> <p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p> <p>swweeney + associates IRRIGATION DESIGN AND CONSULTING</p>			
SIZE (Inches)	DESCRIPTION	FLOW	# LOSS
0.75	SERVICE LINE (50 FT OF TYPE K COPPER)	4.9	1 1.99 PSI
0.75	WATER METER (DISC TYPE)	4.9	2 0.60 PSI
0.75	PRESSURE REGULATOR (WILKINS 500HLR)	4.9	3 1.00 PSI
1.25	ISOLATION VALVES (BALL TYPE)	4.9	4 1.00 PSI
1.25	75 FEET OF MAINLINE: SCH. 40 PVC	4.9	5 0.13 PSI
1.25	10 - 90 DEGREE ELBOWS	4.9	6 0.50 PSI
0.75	REMOTE CONTROL VALVE ASSEMBLY	4.9	7 4.00 PSI
10%	LATERAL LINE LOSSES	4.9	8 3.00 PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	9 0.03 PSI
0.00	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	10 0.00 PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #17)		11	12.2 PSI
PRESSURE REQUIRED AT HEAD (OPERATING PRESSURE)		12	30.0 PSI
TOTAL PRESSURE REQUIRED (SUM OF #18 AND #19)		13	42.2 PSI
STATIC WATER PRESSURE (FROM ABOVE)		14	65.0 PSI
RESIDUAL PRESSURE (SUBTRACT #20 FROM #21)		15	22.8 PSI
SET PRV OR MCV AT (#20 PLUS 10 PSI)		16	52.2 PSI

APPROVED _____ DATE _____		<p>YUCAIPA VALLEY WATER DISTRICT 12770 2nd St. / P.O. Box 730 Yucaipa, Ca. 92399 (909) 797-5118</p>
DESIGNED _____	CHECKED _____	
DRAWN _____	C.O. NO. _____	
SCALE _____		

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN



FOR REVIEW ONLY
Not for regulatory approval
pending or construction.
Issue For Permit
December 21, 2017
WILLIAM JONES #3018

Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
Summerwind Trails

Residential Lot
Landscape Standards

Calimesa, CA

Project Number:
D17404

Designed: WJ, JH, RD, GW, LW

Drawn: JH, MP, GW

Reviewed: SC

Date Issued:

Revisions:

Sheet Title:
Irrigation Details

Sheet Number:
IR 1.05

C:\Users\JLofHouse\AppData\Local\Temp\AcP\drafts_12420_1017414-1R1-01.dwg

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package							
Project Name:	Summerwind Models Lot 1						
Project Address:	Summerwind Trails Calimesa, CA		sweeney + associates IRRIGATION DESIGN AND CONSULTING				
Reference Evapotranspiration (Eto)	55.0	In./Yr.	Residential Project?	Yes			
Hydrozone # / Planting Description ^a	Plant Factor	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
No Regular Landscape Areas	0.20	Drip	0.81	0.25	0	0	0
No Pools, Spas, or Water Features	0.80	Direct Fill	1.00	0.80	0	0	0
				Totals:	0	0	0
Special Landscape Areas							
Area Irrigated with Recycled Water	1.00	6,171	6,171	210,431			
				Totals:	6,171	6,171	210,431
				Estimated Total Water Use (ETWU) Total:	210,431		
				Maximum Applied Water Allowance (MAWA)^e:	210,431		
^a Hydrozone # / Planting Description							
		^b Irrigation Method		^c Irrigation Efficiency			
E.g.		Overhead Spray of		0.75 for Spray			
1.) Front Lawn		Drip		0.81 for Drip			
2.) Low Water Use Plantings							
3.) Medium Water Use Plantings							
^d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area							
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.							
^e MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]							
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.							
Evapotranspiration Adjustment Factor (ETAF) Calculations							
#DIV/0!							0.55
Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area	0	Total ETAF x Area		6,171			
Total Area	0	Total Area		6,171			
Average ETAF	#DIV/0!	Average ETAF		1			

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package							
Project Name:	Summerwind Models Lot 2						
Project Address:	Summerwind Trails Calimesa, CA		sweeney + associates IRRIGATION DESIGN AND CONSULTING				
Reference Evapotranspiration (Eto)	55.0	In./Yr.	Residential Project?	Yes			
Hydrozone # / Planting Description ^a	Plant Factor	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
No Regular Landscape Areas	0.20	Drip	0.81	0.25	0	0	0
No Pools, Spas, or Water Features	0.80	Direct Fill	1.00	0.80	0	0	0
				Totals:	0	0	0
Special Landscape Areas							
Area Irrigated with Recycled Water	1.00	3,473	3,473	118,429			
				Totals:	3,473	3,473	118,429
				Estimated Total Water Use (ETWU) Total:	118,429		
				Maximum Applied Water Allowance (MAWA)^e:	118,429		
^a Hydrozone # / Planting Description							
		^b Irrigation Method		^c Irrigation Efficiency			
E.g.		Overhead Spray of		0.75 for Spray			
1.) Front Lawn		Drip		0.81 for Drip			
2.) Low Water Use Plantings							
3.) Medium Water Use Plantings							
^d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area							
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.							
^e MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]							
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.							
Evapotranspiration Adjustment Factor (ETAF) Calculations							
#DIV/0!							0.55
Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area	0	Total ETAF x Area		3,473			
Total Area	0	Total Area		3,473			
Average ETAF	#DIV/0!	Average ETAF		1			

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package							
Project Name:	Summerwind Models Lot 3						
Project Address:	Summerwind Trails Calimesa, CA		sweeney + associates IRRIGATION DESIGN AND CONSULTING				
Reference Evapotranspiration (Eto)	55.0	In./Yr.	Residential Project?	Yes			
Hydrozone # / Planting Description ^a	Plant Factor	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
No Regular Landscape Areas	0.20	Drip	0.81	0.25	0	0	0
No Pools, Spas, or Water Features	0.80	Direct Fill	1.00	0.80	0	0	0
				Totals:	0	0	0
Special Landscape Areas							
Area Irrigated with Recycled Water	1.00	1,032	1,032	35,191			
				Totals:	1,032	1,032	35,191
				Estimated Total Water Use (ETWU) Total:	35,191		
				Maximum Applied Water Allowance (MAWA)^e:	35,191		
^a Hydrozone # / Planting Description							
		^b Irrigation Method		^c Irrigation Efficiency			
E.g.		Overhead Spray of		0.75 for Spray			
1.) Front Lawn		Drip		0.81 for Drip			
2.) Low Water Use Plantings							
3.) Medium Water Use Plantings							
^d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area							
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.							
^e MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]							
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.							
Evapotranspiration Adjustment Factor (ETAF) Calculations							
#DIV/0!							0.55
Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area	0	Total ETAF x Area		1,032			
Total Area	0	Total Area		1,032			
Average ETAF	#DIV/0!	Average ETAF		1			

WATER EFFICIENT LANDSCAPE WORKSHEET							
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package							
Project Name:	Summerwind Models Lot 4						
Project Address:	Summerwind Trails Calimesa, CA		sweeney + associates IRRIGATION DESIGN AND CONSULTING				
Reference Evapotranspiration (Eto)	55.0	In./Yr.	Residential Project?	Yes			
Hydrozone # / Planting Description ^a	Plant Factor	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
No Regular Landscape Areas	0.20	Drip	0.81	0.25	0	0	0
No Pools, Spas, or Water Features	0.80	Direct Fill	1.00	0.80	0	0	0
				Totals:	0	0	0
Special Landscape Areas							
Area Irrigated with Recycled Water	1.00	1,574	1,574	53,673			
				Totals:	1,574	1,574	53,673
				Estimated Total Water Use (ETWU) Total:	53,673		
				Maximum Applied Water Allowance (MAWA)^e:	53,673		
^a Hydrozone # / Planting Description							
		^b Irrigation Method		^c Irrigation Efficiency			
E.g.		Overhead Spray of		0.75 for Spray			
1.) Front Lawn		Drip		0.81 for Drip			
2.) Low Water Use Plantings							
3.) Medium Water Use Plantings							
^d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area							
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.							
^e MAWA (Annual Gallons Allowed) = Eto x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]							
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.							
Evapotranspiration Adjustment Factor (ETAF) Calculations							
#DIV/0!							0.55
Regular Landscape Areas				All Landscape Areas			
Total ETAF x Area	0	Total ETAF x Area		1,574			
Total Area	0	Total Area		1,574			
Average ETAF	#DIV/0!	Average ETAF		1			

IRRIGATION CONTROLLER RUN TIMES																
POC or Controller	1	JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC Total / Avg.														
		Eto / Month (Inches):		1.80	2.10	3.30	3.90	4.50	4.30	5.30	4.70	3.70	2.80	1.80	1.50	39.70
		Eto / Day (Inches):		0.06	0.08	0.11	0.13	0.15	0.14	0.17	0.15	0.12	0.09	0.06	0.05	0.11
		Irrigation Days / Week:		2	2	2	3	3	3	3	3	3	2	2	2	
Plant / Irrig. Type	AKc	Pr Rate	IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Min./Day/Zone
Turf	0.80	0.94	0.81	12.8	16.5	23.5	19.1	21.4	21.1	25.1	22.3	18.1	13.3	13.2	10.7	Min./Day/Zone
Drip Tubing	Number of Zones:		2	25.6	33.1	47.0	38.2	42.7	42.2	50.3	44.6	36.3	26.6	26.5	21.4	Total Min./Day
Shrubs	0.40	0.70	0.81	8.6	11.1	15.8	12.8	14.3	14.2	16.9	15.0	12.2	8.9	8.9	7.2	Min./Day/Zone
Drip Tubing	Number of Zones:		2	17.2	22.2	31.5	25.7	28.7	28.3	33.8	29.9	24.4	17.8	17.8	14.3	Total Min./Day
Trees	1.00	1.14	0.81	13.2	17.1	24.2	19.7	22.0	21.7	25.9	23.0	18.7	13.7	13.6	11.0	Min./Day/Zone
Bubblers	Number of Zones:		1	13.2	17.1	24.2	19.7	22.0	21.7	25.9	23.0	18.7	13.7	13.6	11.0	Total Min./Day
Total Number of Zones:		5	56	72	103	84	93	92	110	98	79	58	58	47	Total Min./Day	
Total Controller Run Time in Hours:		0.93	1.21	1.71	1.39	1.56	1.54	1.83	1.63	1.32	0.97	0.97	0.78	0.78	Total Hrs./Day	
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
Note: These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specific exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.																

IRRIGATION CONTROLLER RUN TIMES																
POC or Controller	2	JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC Total / Avg.														
		Eto / Month (Inches):		1.80	2.10	3.30	3.90	4.50	4.30	5.30	4.70	3.70	2.80	1.80	1.50	39.70
		Eto / Day (Inches):		0.06	0.08	0.11	0.13	0.15	0.14	0.17	0.15	0.12	0.09	0.06	0.05	0.11
		Irrigation Days / Week:		2	2	2	3	3	3	3	3	3	2	2	2	
Plant / Irrig. Type	AKc	Pr Rate	IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Min./Day/Zone
Turf	0.80	0.94	0.81	12.8	16.5	23.5	19.1	21.4	21.1	25.1	22.3	18.1	13.3	13.2	10.7	Min./Day/Zone
Drip Tubing	Number of Zones:		3	25.6	33.1	47.0	38.2	42.7	42.2	50.3	44.6	36.3	26.6	26.5	21.4	Total Min./Day
Shrubs	0.40	0.70	0.81	8.6	11.1	15.8	12.8	14.3	14.2	16.9	15.0	12.2	8.9	8.9	7.2	Min./Day/Zone
Drip Tubing	Number of Zones:		3	25.6	33.3	47.3	38.5	43.0	42.5	50.7	44.9	36.5	26.6	26.7	21.5	Total Min./Day
Trees	1.00	1.14	0.81	13.2	17.1	24.2	19.7	22.0	21.7	25.9	23.0	18.7	13.7	13.6	11.0	Min./Day/Zone
Bubblers	Number of Zones:		1	13.2	17.1	24.2	19.7	22.0	21.7	25.9	23.0	18.7	13.7	13.6	11.0	Total Min./Day
Total Number of Zones:		7	77	100	142	116	129	127	152	135	110	80	80	65	Total Min./Day	
Total Controller Run Time in Hours:		1.29	1.67	2.37	1.93	2.15	2.12	2.53	2.25	1.83	1.34	1.33	1.08	1.08	Total Hrs./Day	
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
Note: These schedules are intended only for compliance with local municipal codes and the water efficient landscape ordinance. These calculations represent the MAXIMUM REASONABLE run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. These schedules do not include rainfall, site soil types, specific exposures (shade versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. All smart controllers shall be programmed using the specified ET or weather sensing equipment, satellite provided ET data, soil moisture sensors, and rain shut off devices as required. Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.																

IRRIGATION CONTROLLER RUN TIMES																
POC or Controller	3	JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC Total / Avg.														
		Eto / Month (Inches):		1.80	2.10	3.30	3.90	4.50	4.30	5.30	4.70	3.70	2.80	1.80	1.50	39.70
		Eto / Day (Inches):		0.06	0.08	0.11	0.13	0.15	0.14	0.17	0.15	0.12	0.09	0.06	0.05	0.11
		Irrigation Days / Week:		2	2	2	3	3	3	3	3	3	2	2	2	
Plant / Irrig. Type	AKc	Pr Rate	IE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Min./Day/Zone
Turf	0.80	0.94	0.81	12.8	16.5	23.5	19.1	21.4	21.1	25.1	22.3	18.1	13.3	13.2	10.7	Min./Day/Zone
Drip Tubing	Number of Zones:		1	12.8	16.5	23.5	19.1	21.4	21.1	25.1	22.3	18.1	13.3	13.2	10.7	Total Min./Day
Shrubs	0.40	0.70	0.81	8.6	11.1	15.8	12.8	14.3	14.2	16.9	15.0	12.2	8.9	8.9	7.2	Min./Day/Zone
Drip Tubing	Number of Zones:		1	8.6	11.1	15.8	12.8	14.3	14.2	16.9	15.0	12.2	8.9	8.9	7.2	Total Min./Day
Trees	1.00	1.14	0.81	13.2	17.1	24.2	19.7	22.0	21.7	25.9	23.0	18.7	13.7	13.6	11.0	Min./Day/Zone
Bubblers	Number of Zones:		1	13.2	17.1	24.2	19.7	22.0	21.7	25.9	23.0	18.7	13.7	13.6	11.0	Total Min./Day
Total Number of Zones:		3	35	45	63	52										

- THE INSTALLATION OF THE RECYCLED WATER SYSTEM SHALL BE ACCOMPLISHED UNDER THE APPROVAL, INSPECTION, AND TO THE SATISFACTION OF THE YUCAIPA VALLEY WATER DISTRICT (YVWD).
- ALL WORK ON EXISTING AND FUTURE DISTRICT FACILITIES REQUIRES FULL TIME INSPECTIONS AS THE WORK IS TAKING PLACE. WORK ON ON-SITE FACILITIES WILL REQUIRE INSPECTIONS AS NECESSARY TO THE SATISFACTION OF THE DISTRICT AND OR THE STATE AS PERTAINING TO THE USE AND APPLICATION OF RECYCLED WATER. THE HOMEOWNER OR A REPRESENTATIVE SUCH AS A CONTRACTOR, SHALL BE RESPONSIBLE FOR COORDINATING A PRE-CONSTRUCTION MEETING AND SCHEDULING ALL INSPECTIONS WITH THE YUCAIPA VALLEY WATER DISTRICT AT (909) 797-5118. ALL SCHEDULING OF PRE-CONSTRUCTION MEETINGS AND INSPECTIONS SHALL BE DONE A MINIMUM OF TWO (2) FULL WORKING DAYS AHEAD OF THE WORK TO TAKE PLACE.
- THE HOMEOWNER AND OR THE SITE SUPERVISOR SHALL BE RESPONSIBLE FOR PROVIDING ACCESS TO AND COOPERATION WITH THE DISTRICT INSPECTOR TO PERFORM ALL INSPECTIONS AND TESTING.
- CONNECTION TO THE EXISTING RECYCLED WATER FACILITIES SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH THE YUCAIPA VALLEY WATER DISTRICT RECYCLED WATER ON-SITE DESIGN AND CONSTRUCTION STANDARDS.
- THERE SHALL NEVER BE ANY DIRECT CONNECTIONS BETWEEN THE DRINKING WATER AND RECYCLED WATER SYSTEMS.
- RECYCLED WATER SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN LANDSCAPE IRRIGATION.
- HOSE BIBS ARE PROHIBITED ON RECYCLED WATER SYSTEMS.
- WATER USED IN HOSE BIBS SHALL BE DRINKING WATER AND ALL HOSE BIBS SHALL BE AFFIXED TO THE HOUSE WITH AN APPROPRIATE ANTI-SIPHON VALVE INSTALLED AT THE HOSE CONNECTION.
- THE DRINKING WATER SYSTEM SHALL BE PROTECTED BY A UNIVERSITY OF SOUTHERN CALIFORNIA - FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH APPROVED BACKFLOW PREVENTION DEVICE. THE SPECIFIC DEVICE TO BE INSTALLED MAY BE DIRECTED BY THE YUCAIPA VALLEY WATER DISTRICT BASED UPON INSTALLATION REQUIREMENTS AND OR THE STANDARD DRAWINGS AVAILABLE AT THE TIME OF CONSTRUCTION. THE RECYCLED WATER SERVICE WILL NORMALLY NOT REQUIRE BACKFLOW PROTECTION (AT THE DISCRETION OF THE YUCAIPA VALLEY WATER DISTRICT.)
- A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION MUST BE MAINTAINED AT ALL TIMES BETWEEN THE CONSTANT PRESSURE DRINKING WATER AND RECYCLED WATER LINES. A MINIMUM OF ONE (1) FOOT VERTICAL SEPARATION MUST BE MAINTAINED AT ALL TIMES BETWEEN THE DRINKING WATER AND RECYCLED WATER LINES WITH THE RECYCLED WATER LINE BELOW THE DRINKING WATER.
- ALL CROSSINGS BETWEEN DRINKING WATER AND RECYCLED WATER LINES SHALL BE AS NEAR TO PERPENDICULAR AS POSSIBLE AND THE RECYCLED WATER LINES SHALL BE SLEEVED A MINIMUM OF FIVE (5) FEET ON BOTH SIDES OF THE DRINKING WATER LINE.
- SERVICE LINES FOR THE ON-SITE DRINKING WATER SYSTEM AND FILL LINES FOR WATER FEATURES CONNECTED TO THE DRINKING WATER SYSTEM SHALL BE CONSTRUCTED USING COPPER PIPE UNLESS OTHERWISE APPROVED BY THE YUCAIPA VALLEY WATER DISTRICT.
- CONTINUOUS BLUE WARNING TAPE SHALL BE PLACED OVER THE PIPE IN ALL TRENCHES CARRYING DRINKING WATER. REFER TO T. CHRISTY'S OR APPROVED EQUAL.
- CONTINUOUS PURPLE WARNING TAPE SHALL BE PLACED OVER THE PIPE IN ALL TRENCHES CARRYING RECYCLED WATER. REFER TO T. CHRISTY'S OR APPROVED EQUAL.

(CONTINUED ON SHEET 2)

**RECYCLED WATER NOTES
FOR ONSITE RESIDENTIAL USE**

2017	Yucaipa Valley Water District	Approved by the Yucaipa Valley Water District Board of Directors on October 17, 2017 as Resolution No. 2017-24	R-4
Sheet 1 of 3			

- RECYCLED WATER PIPING SHALL BE PURPLE AND IDENTIFIED AS RECYCLED WATER PIPE BY CONTINUOUS MARKING ON BOTH SIDES. THE MARKINGS SHALL INCLUDE THE FOLLOWING: "WARNING RECYCLED WATER - DO NOT DRINK", NOMINAL PIPE SIZE, PRESSURE RATING, AND ASTM DESIGNATIONS.
 - RECYCLED WATER ISOLATION AND CONTROL VALVE BOXES SHALL BE WEATHERPROOF PURPLE PLASTIC AND MARKED "RECYCLED WATER". NOTE: ALL CONTROL VALVES SHALL BE BURIED BELOW GRADE. AUTOMATIC CONTROL VALVES OPERATED BY A PROGRAMMABLE CONTROLLER. ABOVE GROUND ANTI-SIPHON CONTROL VALVES ARE NOT ALLOWED.
 - ALL RECYCLED WATER IRRIGATION SYSTEM CONTROL VALVES, ISOLATION VALVES, QUICK COUPLERS, REGULATORS, AND APPURTENANCES SHALL BE TAGGED WITH IDENTIFICATION. IDENTIFICATION SHALL BE WEATHERPROOF PURPLE PLASTIC, 3-INCHES BY 4-INCHES AND IMPRINTED WITH "WARNING RECYCLED WATER - DO NOT DRINK". REFER TO T. CHRISTY'S OR APPROVED EQUAL.
 - ALL AREAS WHERE RECYCLED WATER ISSUED SHALL BE POSTED WITH APPROVED SIGNAGE. EACH SIGN SHALL STATE "RECYCLED WATER - DO NOT DRINK" AND DISPLAY THE INTERNATIONAL "DO NOT DRINK" SYMBOL. SIGNS MAY BE PROVIDED AT THE DISCRETION OF THE YUCAIPA VALLEY WATER DISTRICT.
 - BEFORE ACTIVATION OF THE DRINKING WATER SERVICE THE BACKFLOW DEVICE SHALL BE TESTED AND APPROVED BY A LICENSED BACKFLOW TESTER. ARRANGEMENTS WITH THE YUCAIPA VALLEY WATER DISTRICT MUST BE MADE AT LEAST TWO (2) WORKING DAYS IN ADVANCE TO TURN ON THE DRINKING WATER SERVICE TO ALLOW TESTING OF THE DEVICE. DRINKING WATER SERVICES WILL NOT BE ACTIVATED UNTIL THE BACKFLOW DEVICE PASSES INSPECTION.
 - BEFORE ACTIVATION OF ANY RECYCLED WATER SERVICE, THE HOMEOWNER SHALL COMPLETE THE FOLLOWING PROCESSES:
 - PROVIDE A COMPLETED "YUCAIPA VALLEY WATER DISTRICT - ENGINEERS SUPPLEMENTAL REPORT"
 - HOMEOWNER OR TENANT(S) SHALL COMPLETE AN AUTHORIZED "RECYCLED WATER USER SITE SUPERVISOR TRAINING" COURSE AS REQUIRED BY THE YUCAIPA VALLEY WATER DISTRICT AND STATE OF CALIFORNIA DEPARTMENT OF DRINKING WATER.
 - PROVIDE SITE PLANS INDICATING FOOTPRINTS FOR ALL STRUCTURAL, HARDSCAPE AND LANDSCAPE AREAS. SITE PLANS TO INCLUDE COLOR CODED WATER LINE LOCATIONS FOR EASIER IDENTIFICATION IN THE FOLLOWING COLORS:

DRINKING WATER	(BLUE)
FIRE SUPPRESSION SYSTEMS	(RED)
RECYCLED WATER LINES	(PURPLE)
 - PROVIDE IRRIGATION AND PLUMBING PLANS AS REQUIRED BY THE YUCAIPA VALLEY WATER DISTRICT OR THE CALIFORNIA DEPARTMENT OF DRINKING WATER FOR PERMITTING PURPOSES.
 - ONCE ALL PLANS AND ENGINEERS SUPPLEMENTAL REPORT(S) HAVE BEEN REVIEWED AND APPROVED BY THE DISTRICT, THE SITE MUST COMPLETE A CROSS-CONNECTION TEST AND INSPECTION FOR PRELIMINARY APPROVAL OF THE IRRIGATION SYSTEM USING A TEMPORARY DRINKING WATER CONNECTION. THE HOMEOWNER OR TENANT(S) SHALL ARRANGE WITH THE DISTRICT FOR AN IRRIGATION COVERAGE TEST AND MAKE ANY MODIFICATIONS OR ADJUSTMENTS DEEMED REQUIRED BEFORE FINAL SUBMITTAL TO THE CALIFORNIA DEPARTMENT OF DRINKING WATER FOR REVIEW. ALL PRELIMINARY WATER USE PRIOR TO PERMIT SHALL BE COMPLETED BY USING A TEMPORARY DRINKING WATER SOURCE AUTHORIZED BY THE DISTRICT.
- THE DEPARTMENT OF DRINKING WATER HAS THE AUTHORITY FOR FINAL APPROVAL OR DENIAL FOR RECYCLED WATER SUE PERMITS. THE OWNER SHALL BE RESPONSIBLE FOR MAKING ANY AND ALL CORRECTIONS THAT MAY BE REQUIRED OF THE SITE BY THE DEPARTMENT OF DRINKING WATER. PROVIDED THAT ALL REQUIREMENTS ARE MET FOR OBTAINING A RECYCLED WATER USER PERMIT FOR A SITE, THE HOMEOWNER OR TENANT(S) SHALL THEN MAINTAIN THE SITE AS ORIGINALLY PERMITTED. CHANGES TO THE SITE MUST BE PRIOR APPROVED BY THE DISTRICT IN WRITING AND WILL NEED TO COMPLETE THE ABOVE LIST OF REQUIREMENTS AS NECESSARY. THE SITE WILL REQUIRE ANNUAL INSPECTIONS BY THE YUCAIPA VALLEY WATER DISTRICT FOR UPDATES OR NOTATION OF CHANGES. ONCE EVERY FOUR (4) YEARS, THE SITE WILL REQUIRE AN IN-DEPTH REVIEW, INSPECTION AND CROSS-CONNECTION TEST TO ENSURE COMPLIANCE WITH THE RECYCLED WATER SUE PERMIT FROM THE CALIFORNIA DEPARTMENT OF DRINKING WATER.

(CONTINUED ON SHEET 3)

**RECYCLED WATER NOTES
FOR ONSITE RESIDENTIAL USE**

2017	Yucaipa Valley Water District	Approved by the Yucaipa Valley Water District Board of Directors on October 17, 2017 as Resolution No. 2017-24	R-4
Sheet 2 of 3			

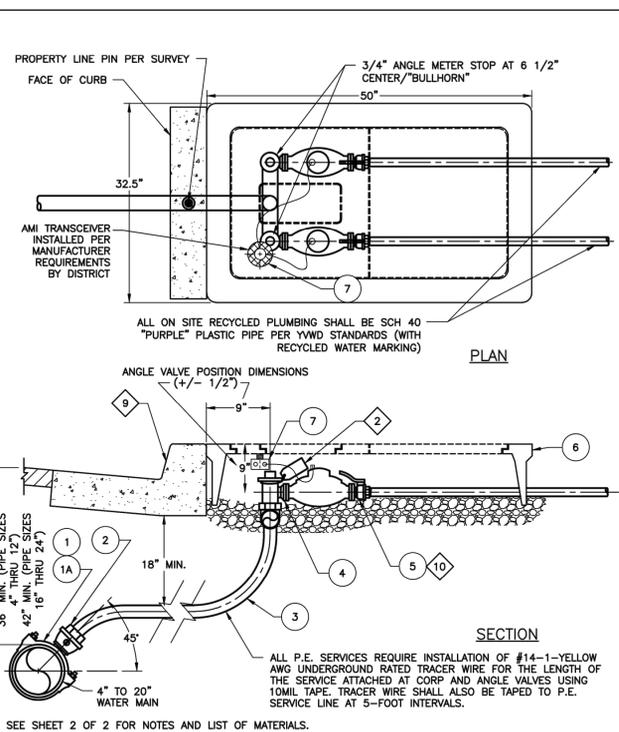
- ALL SPRAY HEADS SHALL BE ADJUSTED TO ELIMINATE OVERSPRAY AND RUNOFF ONTO ADJACENT HARDSCAPES, DRINKING FOUNTAINS OR WATER FEATURES AND OUTDOOR FURNITURE SUCH AS PICNIC TABLES, ETC.
- RECYCLED WATER IRRIGATION SYSTEMS SHALL ONLY BE OPERATED BETWEEN THE HOURS OF 9:00 PM AND 6:00 AM.
- FAILURE TO COMPLY WITH ANY OF THE YUCAIPA VALLEY WATER DISTRICT STANDARDS OR REQUIREMENTS MAY RESULT IN THE TERMINATION OF RECYCLED WATER AND/OR DRINKING WATER SERVICE.

APPROVED _____ DATE _____		SCALE _____
DESIGNED _____	CHECKED _____	
DRAWN _____	C.O. NO. _____	

YUCAIPA VALLEY WATER DISTRICT
12770 2nd St. / P.O. Box 730
Yucaipa, Ca. 92399
(909) 797-5118

**RECYCLED WATER NOTES
FOR ONSITE RESIDENTIAL USE**

2017	Yucaipa Valley Water District	Approved by the Yucaipa Valley Water District Board of Directors on October 17, 2017 as Resolution No. 2017-24	R-4
Sheet 3 of 3			



**3/4" RECYCLED WATER DUAL METER SERVICE
FOR ADJOINING RESIDENCES**

2017	Yucaipa Valley Water District	Approved by the Yucaipa Valley Water District Board of Directors on October 17, 2017 as Resolution No. 2017-24	R-5
Sheet 1 of 2			

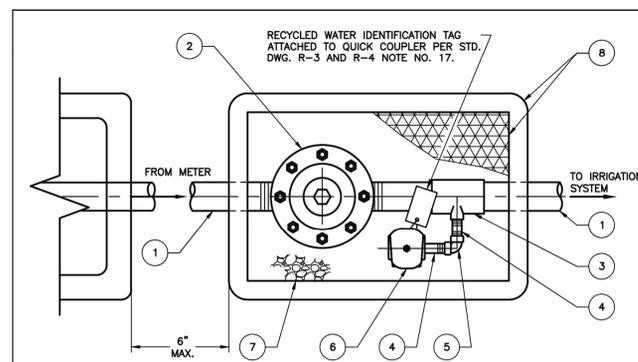
- NOTES:**
- SERVICE SADDLE SHALL NOT BE INSTALLED WITHIN 12-INCHES OF VALVE, COUPLING, JOINT OR FITTING.
 - METERS SHALL BE TAGGED. IDENTIFICATION SHALL BE WEATHERPROOF PURPLE PLASTIC, 3-INCHES BY 4-INCHES WITH THE WORDS "WARNING RECYCLED WATER - DO NOT DRINK". IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR. USE TAGS MANUFACTURED BY T. CHRISTY ENTERPRISES OR APPROVED EQUAL.
 - SET TOP OF METER BOX FLUSH WITH SIDEWALK OR TOP OF CURB AS SHOWN.
 - THE CORPORATION STOP TAP SHALL BE MADE AT A 45 DEGREE ANGLE FROM THE TOP OF PIPE.
 - THE WATER SERVICE SHALL EXTEND PERPENDICULAR TO CENTERLINE OF STREET FROM THE WATER MAIN TO THE STOP.
 - METER BOX SHALL BE SET BEHIND CURB WHERE SIDEWALK IS ADJACENT TO CURB, OR IN PARKWAY BETWEEN CURB AND SIDEWALK.
 - ALL CONNECTIONS TO "PURPLE P.E." TUBING SHALL BE 1-INCH CTS (COPPER TUBE SIZE) COMPRESSION FITTINGS.
 - ALL SERVICE LATERALS WILL BE LOCATED AT PROPERTY LINES.
 - LOCATE SERVICE WITH 1-1/2-INCH HIGH "RW" ETCHED IN FACE OF CURB WHERE THE SERVICE CROSSES UNDER THE CURB.
 - WATER METER AND MATERIAL ITEMS 5 AND 7 ARE PROVIDED AND SET BY DISTRICT CREWS AT THE DEVELOPERS EXPENSE.

LIST OF MATERIALS

ITEM NO.	SIZE & DESCRIPTION	MANUFACTURER	SPEC. NO.
1	DOUBLE STRAP SERVICE SADDLE I.P. OUTLET (FOR DUCTILE IRON PIPE MAINS)	JONES MUELLER ROMAC FORD	J-979-PIPE O.D. - 1 1/2" BR28-PIPE O.D. - I.P. 100 2028S-PIPE O.D. - 1 1/2" 2028S-PIPE O.D. - 1 1/2"
1A	CAST SERVICE SADDLE WITH I.P. OUTLET	ROMAC FORD MUELLER	2028S-PIPE O.D. - 1" I.P. F-202-PIPE O.D. - 1" I.P. DR2A-PIPE O.D. - I.P. 100
2	BRONZE CORPORATION STOP (MIF) THREAD X COMPRESSION (CTS)	JONES MUELLER AY McDONALD FORD	E-1935SG B-25028N 747048Q FB1100
3	1" PURPLE POLYETHYLENE TUBING-CTS	WESFLEX	1" SDR 9 LAVENDER
4	BRONZE BALL ANGLE METER STOP (W/LOCKWING) - BRANCH ASSEMBLY 7 1/2" CENTER TO CENTER, 1" CTS X 3/4" M (2)	JONES FORD McDONALD	E-2613SG 1"x3/4"x7.5" UVB43-42W-65NL 709U2EW 1"x3/4"x7.5"
5	BRONZE CUSTOMER SERVICE VALVE-METER NUT X F.I.P.	JONES FORD	E-1908 B15-332-HT-NL
6	METER BOX AND COVER WITH READING LID	ARMOR CAST	A8001430PCX12 W/ CHANNEL FOR BOLT DOWN (1)-A8001470 (1)-A8001470DZ-H7 (1)-A800048Z
7	AMI TRANSCIVER (INSTALLED BY DISTRICT)	SENSUS	SMARTPOINT M2 - MODEL 520M (DUAL PORT) - FIT SET

**3/4" RECYCLED WATER DUAL METER SERVICE
FOR ADJOINING RESIDENCES**

2017	Yucaipa Valley Water District	Approved by the Yucaipa Valley Water District Board of Directors on October 17, 2017 as Resolution No. 2017-24	R-5
Sheet 2 of 2			



LIST OF MATERIALS

ITEM NO.	DESCRIPTION
1	SCH 80 MAINLINE
2	PRESSURE REDUCING REGULATOR AS REQUIRED
3	LINE SIZE X LINE SIZE X 3/4" SCH 80 TEE (SOC X SOC X THD)
4	3/4" SCH 80 NIPPLE
5	3/4" SCH 80 ELBOW (THD X THD)
6	3/4" QUICK COUPLER
7	3/8" DIA. PEA GRAVEL SUMP (MIN. 1 CUBIC FT.)
8	PURPLE COLOR JUMBO VALVE BOX AND LID

**RECYCLED WATER CROSS CONNECTION CONTROL
TEST STATION DETAIL**

2017	Yucaipa Valley Water District	Approved by the Yucaipa Valley Water District Board of Directors on October 17, 2017 as Resolution No. 2017-24	R-23
Sheet 1 of 1			



Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
Summerwind Trails

Residential Lot
Landscape Standards

Calimesa, CA

Project Number:
D17404

Designed: WJ, JH, RD, GW, LW

Drawn: JH, MP, GW

Reviewed: SC

Date Issued:

Revisions:

Sheet Title:
Irrigation Details

Sheet Number:

IR 1.07

Exhibit A

**SUMMERWIND TRAILS EAST ASSOCIATION- P160
Property Improvement Form**

Today's Date: _____ Property address: _____

Owner/Applicant's Name: _____

Mailing Address (if different than property address): _____

Daytime Phone: _____ Evening Phone: _____

Type of work (Please check appropriate items):

Architectural

Landscape

Equipment

- | | | |
|--|--|---|
| <input type="checkbox"/> Deck | <input type="checkbox"/> Landscape/Hardscape (circle one) | <input type="checkbox"/> Play Equipment |
| <input type="checkbox"/> Gazebo | <input type="checkbox"/> Removal of Exist <input type="checkbox"/> New Install | <input type="checkbox"/> Pool & Equipment |
| <input type="checkbox"/> Room Addition | <input type="checkbox"/> Front <input type="checkbox"/> Rear <input type="checkbox"/> Side | <input type="checkbox"/> Spa & Equipment |
| <input type="checkbox"/> Patio Cover(s) | <input type="checkbox"/> Irrigation / Drains (circle one) | <input type="checkbox"/> Water Feature |
| <input type="checkbox"/> Chimney | <input type="checkbox"/> Fence(s) / Wall(s) / Gate(s) (circle one) | <input type="checkbox"/> Barbeque/Counter |
| <input type="checkbox"/> Painting | <input type="checkbox"/> Front <input type="checkbox"/> Side | <input type="checkbox"/> Fire Pit |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Rear <input type="checkbox"/> Retaining | <input type="checkbox"/> Lighting |
| <input type="checkbox"/> Outdoor Fireplace | <input type="checkbox"/> Extension | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> Other: _____ |

Each submittal requires your certificate of completion from the Yucaipa Valley Water District mandatory training for the homeowner and the installing contractor, three (3) sets of plans and specifications, including elevations and cross-sections as needed to describe the project. If plans have been revised, three (3) new sets are required for resubmittal.

Review Fee \$175

Deposit \$0

Minor Reviews \$50

Include the submittal date and the property address on each sheet. Please fold to 8½ x 11 inches.

**If you are resubmitting for the 3rd time, a new review fee is due of \$150.

Owner's Signature

**OWNER'S SIGNATURE ABOVE SIGNIFIES ACCEPTANCE AND UNDERSTANDING
OF THE GUIDELINES, CC&R'S AND EACH EXHIBIT ATTACHED HERETO.**

DATE: _____

PROPERTY ADDRESS: _____

Do not write below this line

- **Disapproved as presented (List Reasons/Specific Guidelines Not Met)**

- **Approved as presented**
- **Approved as revised/Conditional Approval:**

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

General Conditions and Disclaimers:

1. Committee approval does not waive or constitute or reflect compliance with any federal, state, or local law, ordinance, or code. Approval by the Committee does not relieve or satisfy an Owner’s obligation to comply with all government laws and regulations affecting use of premises, subject to any approved plans. Approval by the Committee does not constitute approval by the YVWD, city or county; and approval by the YVWD, city or county does not constitute approval by the Committee.
2. Committee approval does not constitute acceptance of any technical or engineering specifications; and the Association assumes no responsibility for such. The property owner is responsible for all technical and engineering specifications. Approval by the Committee does not warrant structural safety, conformance with building codes or other applicable governmental requirements. The Committee reviews for aesthetic purposes only.
3. Any oversight of a provision of the governing documents, or a provision of the Guidelines/Standards, does not waive the rule. Corrections may be required. Only improvements depicted on the plans can be reviewed by the Committee. The Owner is responsible to ensure all improvements are depicted on the plans submitted. Any improvements not depicted on the plans are not approved. Any change(s) to approved plans shall be deemed unapproved until resubmitted and approved. Approval of plans and specifications shall apply only to the property for which approval is granted and is not authorization to proceed with Improvements on any property other than the property reviewed by the Committee and owned by the Applicant.
4. The use of a neighbor’s yard for construction access is not permitted unless the neighbor has given written consent that includes a description of the access area. Access or storage of equipment used during the course of construction must be through the homeowner’s property only. Property owned and/or maintained by the Association shall not be used for construction access or storage, unless Owner obtains prior written authorization from Association, the Owner agrees in writing to indemnify Association for damage to property owned and/or maintained by Association which is damaged as a result of an Owner’s project, and Owner posts a construction deposit for restoration of damage to property owned and/or maintained by Association.
5. Owner is financially responsible for any repairs and/or replacement to property owned and/or maintained by Association which is damaged as a result of an Owner’s project.

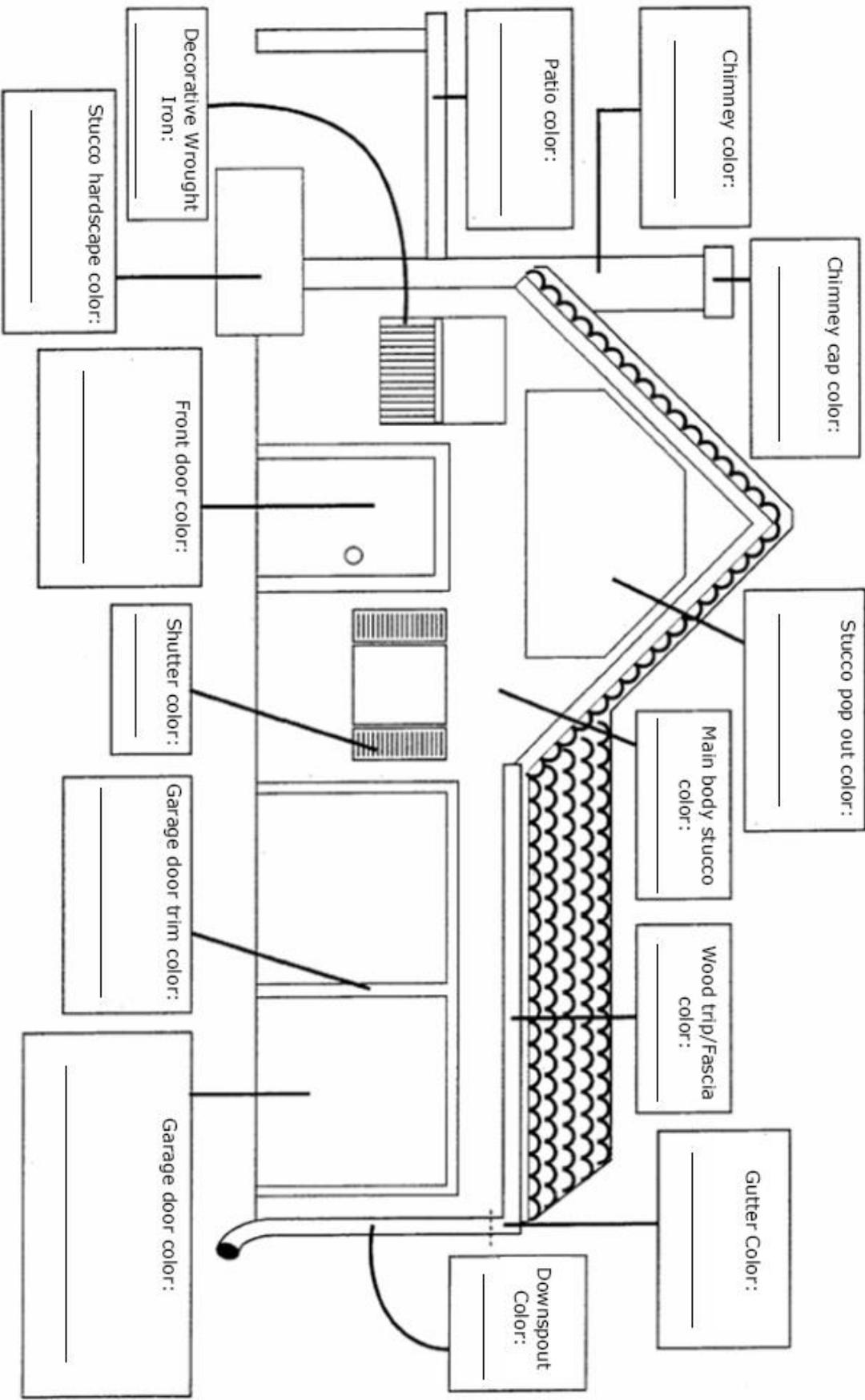
DATE: _____

PROPERTY ADDRESS: _____

6. Building materials may not be stored on streets, sidewalks, or on property owned and/or maintained by the Association. Streets may not be obstructed by construction equipment. All rubbish, debris and unsightly material or objects of any kind shall be regularly removed from the property and shall not be allowed to accumulate thereon.
7. The property owner is financially responsible for any repairs to property owned and/or maintained by the Association damaged by a property owner's project.
8. Approval of plans and specifications is not authorization to proceed with Improvements on any property other than the property reviewed by the Committee and owned by the Applicant.
9. Approval of plans and specifications is not authorization to revise the original drainage system installed by the Builder and approved by the City.
10. Applicant understands and agrees that Applicant must comply with all of the provisions of the Guidelines/Standards.
11. All of the provisions of the Guidelines/Standards (including, but not limited to, the Conditions of Approval) are the provisions of the governing documents regarding Design/Architectural Review; and are incorporated herein by this reference. The applicant has read and understands all provisions and agrees to comply therewith. Approval of plans is subject to and does not constitute a waiver of the terms and provisions of the Association's Declaration, Supplemental Declaration, Guidelines/Standards, Rules and Regulations or other Operative/Governing Documents. Any violation of the Governing Documents must be corrected upon notice of violation.
12. In the event that the City and/or County requires modifications to the plans and specifications previously approved by the Committee, the Owner shall submit to the Committee all modifications to the plans. The Committee shall have the right to review and impose further conditions on such modifications which are not inconsistent with the requirements imposed by the City and/or County. The Committee shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the City and/or County. The Committee shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the City and/or County.
13. Failure to comply with and satisfy all procedural requirements for an application may void approval.

**SUMMERWIND TRAILS EAST ASSOCIATION
REQUIRED WITH PAINTING APPLICATION**

*Indicate the name and number of the paint color in
the appropriate boxes.*



DATE: _____

PROPERTY ADDRESS: _____

Exhibit B

**SUMMERWIND TRAILS EAST ASSOCIATION
Notice of Completion Form**

Today's Date: _____ Property address: _____

Owner's Name: _____

Mailing Address (if different than property address): _____

Daytime Phone: _____ Evening Phone: _____

ATTACH PHOTOGRAPHS OF ALL ANGLES OF IMPROVEMENTS, INCLUDING BOTH
FRONT, SIDE AND REAR YARD, IF APPLICABLE.

MAIL TO:
SUMMERWIND TRAILS EAST ASSOCIATION
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Avenue, Suite 100
Irvine, California 92606-2600

E-MAIL TO:
architectural@keystonepacific.com

Do not write below this line

- Disapproved as presented**
-

- Approved as presented**
 - Approved as revised:**
-

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

Exhibit C1

**SUMMERWIND TRAILS EAST ASSOCIATION
Variance Request Form
FEE \$100**

Today's Date: _____ Property address: _____

Owner/Applicant's Name: _____

Mailing Address (if different than property address): _____

Daytime Phone: _____ Evening Phone: _____

Description of Request (Please include drawings, photographs and a description of your special circumstance for the Board's review):

Do not write below this line

- Disapproved as presented**
- Approved as presented**
- Approved as revised:**

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

Committee Signature _____ **Date** _____

Exhibit C2

SUMMERWIND TRAILS EAST ASSOCIATION
APPLICATION FOR APPEAL OF ARCHITECTURAL DENIAL
FEE \$100

The undersigned Owner, by completion of this form, hereby requests that the Association's Board of Directors reconsider the denial of certain Architectural improvements by the Committee, as described below.

1. **Owner's Name:** _____

2. **Property Address:** _____

3. **Summary of Prior Architectural Submittals:**

(a) Date of Original Submittal: _____

(b) Total Number of Submittals: _____

(c) Date of Submittal Being Appealed: _____

(d) Date of Denial by Committee: _____

4. **Copies of Application Information:**

I have included copies of all of the following for the denial that is being appealed:

Copy of original Architectural application;

Copy of Committee denial;

Copy of most recent Architectural plans;

Letter explaining in detail the portion of the Committee denial that you are appealing and explaining the reasons for reversal of the decision. (Please understand that the Board of Directors needs to understand specifically those improvements that the requesting member wishes the Board to reconsider and approve.)

Dated: _____

SIGNATURE OF OWNER(S)

Do not write below this line

- **Disapproved as presented**
- **Approved as presented**
- **Approved as revised:**

Board Signature _____ Date _____

Board Signature _____ Date _____

Board Signature _____ Date _____

AUTHORIZATION AGREEMENT FOR AUTOMATED PAYMENTS

For your convenience and savings, you may now elect to pay your assessments by using our bank debit program. This program allows us to make monthly deductions from your checking or savings account. This means you no longer have to

- REMEMBER WHEN TO PAY YOUR PAYMENT
- WRITE OUT A CHECK
- MAIL IN YOUR PAYMENT
- PAY FOR POSTAGE

To take advantage of this program, just fill out, sign and return this form along with your current payment due. The plan will start on your next due date as long as this form is received by the 15th of the month preceding your next due date (i.e. – for January dues, the form needs to be received by December 15th). The payment will be debited from your account on the second business day of the month and should clear your bank account within 3-5 business days. Anytime you wish, you may cancel this authorization and revert back to manual method of payment. To qualify for this type of payment, you must remain in good standing on your monthly association dues. If you do not have sufficient funds on your account for 2 consecutive months, you will automatically revert to manual payment status. Note that unpaid assessments, late charges, return fee or collection cost are debited in full at the time ACH is processed.

I/We hereby authorize Summerwind Trails East Association (“Homeowners Association”) to initiate debit entries to my/our (select one) Checking Savings indicated below, and the financial institution named below (“Bank”), debit same to such account. (NOTE: PLEASE ATTACH A COPY OF A VOIDED CHECK ONLY).

BANK NAME _____ BRANCH _____

ROUTING (ABA) NO. _____ ACCOUNT NO. _____

This authority is to remain in effect until Homeowners Association and Bank have received written notification from me (or either of us) of its termination in such time and in such manner as to afford Homeowners Association and Bank a reasonable opportunity to cancel automated transaction.

DATE _____ ASSOC. ACCT NO. _____

NAME(S) _____

DAYTIME PHONE _____ SIGNED _____