

MEMBERSHIP NOTICE OF CHANGE IN OPERATING RULE

July 15, 2025

Dear Member:

California Civil Code requires a Board of Directors to give association members twenty-eight (28) days' notice of any proposed rule change they are considering so that members may offer comments and opinions on the proposed changes.

The Board of Directors is considering adding to Design Guidelines and Standards, Article VII. Specific Guidelines and Standards, Section 7.13. Exterior Ornaments/Objects/Wall Art/Potted Plants. The following are the specific language changes:

Current Rule:

7.13 Exterior Ornaments/Objects/Wall Art/Potted Plants.

- a. An ornament is any inanimate object, constructed with any type of material that has the sole purpose of decoration. Ornaments or decorations taller than 18", to be displayed on any portion of a lot visible from any street, common area or golf course, requires Design Review Committee approval. Benches/chairs or décor/seating arrangements in the front yard are not permitted unless they are behind a wall or in a courtyard. The number of ornaments, objects, and wall art is directly proportional to the size of the lot and structure and shall be limited to a maximum total of seven (7). Ornaments, objects, and wall art pieces that are not attached to one another are considered as individual items. In addition to the submittal requirements listed in Article IV of the CC&Rs, an owner must provide sketches or pictures of the ornament(s), as well as the proposed area of placement.
- b. Wall Art is an object or decoration hanging on or attached to any portion of a structure visible from any street, common area or golf course. Wall art groupings shall not exceed 3 feet by 5 feet (3'x5') and requires approval by the Design Review Committee.
- c. The rear-yard area of a golf course lot is included in Guidelines 7.13a and 7.13b above.
- d. Potted plants visible from any street, common area, or golf course, must complement the landscape. The maximum number of potted live plants permitted in the front yard area shall not exceed six (6). Artificial plants or flowers are not permitted.

New Rule:

7.13 Exterior Ornaments/~~Objects~~/Wall Art/Potted Plants/~~Benches-Seating/Swings~~ ~~Swings~~

- a. An ornament is any inanimate object, constructed with any ~~type of~~ material that has the sole purpose of decoration. ~~Ornaments or decorations taller than 18", to be displayed on any portion of a lot visible from any street, common area or golf course, requires Design Review Committee approval. Benches/chairs or décor/seating arrangements in the front yard are not permitted unless they are behind a wall or in a courtyard.~~ The number of ornaments, objects, and wall art is directly proportional to the size of the lot and structure and shall be limited to a maximum total of seven (7). Ornaments, objects, and wall art pieces that are not attached to one another are considered as individual items. ~~Ornaments over 3' tall must be set back from the front sidewalk at least 10'.~~ Ornaments or decorations taller than 18" to be displayed on any portion of a lot visible from any street, common area or golf course, require Design Review Committee approval. In addition to the submittal requirements listed in Article IV of the CC&Rs, an owner must provide sketches or pictures of the ornament(s), as well as the proposed area of placement. (Ornament limits during holidays - See Section 7.21)

(b, c, d remain as stated)

- e. ~~Benches/chairs or décor/seating arrangements will be permitted in the front of a house with the following provisions:~~
- i. ~~Is behind a wall or in a courtyard,~~
 - ii. ~~Is under a covered entryway,~~
 - iii. ~~Is under a covered porch.~~

~~Outdoor furniture must be of a scale and style which does not detract from the appearance of the area. Furniture left outdoors must be kept in good repair. Bench material must be of natural wood, resin, concrete, or a combination of metal, natural wood and canvas (canvas must be maintained - not weathered, faded or torn).~~

~~Any benches located in the front yard not behind a wall, in a courtyard, under a covered entryway, or under a covered porch shall be considered an ornamental item.~~

- f. ~~Swings are not permitted in front or side yards.~~

Purpose of Rule Change:

The purpose of this rule change is to clarify the placement and use of benches.

Effective date of Rule Change: August 28, 2025

Again, members now have twenty-eight (28) days to submit comments regarding the proposed changes to the rules. A decision on the proposed rule changes will be made at a meeting of the Board of Directors General Membership meeting scheduled for August 28, 2025, at the Aspen Clubhouse, after consideration of any comments made by association members.

Should you wish to comment on the proposed rule change, please submit your comments in writing to:

Solera at Apple Valley Community Association
C/O Seabreeze Management
Attention: Lori Luisi
19311 Jess Ranch Parkway
Apple Valley, Ca. 92308

You may also attend in person at the Board of Directors General Membership meeting noted above or e-mail your comments to Lori Luisi at lori.luisi@seabreezemgmt.com. The Board of Directors will take all comments into consideration prior to implementing the rule change. Should you have any further questions, please feel free to contact me at (760) 247-0724.

On Behalf of the Board of Directors,
Solera at Apple Valley Community Association

Lori Luisi
Associate Manager
Seabreeze Management