

### a. PERMITTED MATERIALS

Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, block and tubular steel combination and wood cap trim are acceptable. Wood fence materials must be of sufficient quality to accept semitransparent stains. Conditionally acceptable materials include glass and/or heavy break resistant plastic if used in conjunction with another material such as stucco, masonry, brick, or wood.

### b. PROHIBITED WALL AND FENCE MATERIALS

Barbed wire, wire, electrically charged fences, plain exposed precision concrete block, plastic materials, corrugated metal, chain link, and grapestake fencing are prohibited.

### c. PERMITTED COLORS AND TREATMENTS

Walls may be left natural or covered with stucco, except plain precision concrete block be covered with stucco. Brick or slump block walls may be painted or covered with stucco, if desired. Stone surfaces shall remain natural and unpainted.

All wooden fences shall be treated with stain to help prevent rotting and weathering. Transparent stains are acceptable.

Material, colors, texture, and alignment of wall and fences shall be varied to relieve visual monotony. High contrast materials should be used only in select areas as accents.

## 5. Special Wall and Fence Regulations

- All fences and walls shall be designed as an integral part of the overall architectural design theme.
- All fences and walls connecting two (2) separate residential dwelling units shall be constructed of the same color and material and shall be compatible with the color and material of the architecture.
- Long walls should be broken up with landscaping, particularly vines and espaliers. When possible, an eighteen inch (18") minimum space should be left between paved areas and walls and fences to allow for landscaping.

## H. OUTDOOR LIGHTING

All streets in RANCHO BELLA VISTA shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Each residential development may develop its own lighting standards, provided that the selected lighting fixture style is used consistently throughout the project. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme. All lighting fixtures shall comply with the following regulations and provisions.

- All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas shall be focused, directed, and arranged to prevent glare and illumination on streets or adjoining property. Low intensity, energy conserving nightlighting is preferred.
- Lights shall be of unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandalproof, yet should not look institutional.
- Neon and similar types of lighting are prohibited in all areas of RANCHO BELLA VISTA.
- All exterior lighting designs should develop a sense of hierarchy by varying fixtures and illumination levels. Proper lighting helps to define the organization of streets and plazas; and also distinguishes vehicular and pedestrian circulation patterns. Entry areas (both pedestrian and vehicular), public plazas, community facilities, and highly used recreation areas shall be creatively lit to develop a sense of place and arrival.
- All exterior lighting designs shall address the issue security. Parking lots, pedestrian walkways, and building entrances shall be well lighted for security reasons.
- All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.
- No freestanding lighting fixtures shall exceed twenty-five feet (25') in height. In no case shall overwash occur beyond the property lines.
- Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source is not to be visible from the street.
- The lighting concept of the entry monumentation features is to illuminate the sign graphics and to gently wash the walls and pilasters with light. Trees and other landscape features will be illuminated by ambient light bounding off the entrance walls.
- All electrical meter pedestals and light switch/control equipment shall be located with minimum public visibility or shall be screened with appropriate plant materials.
- The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of the County of Riverside and Mount Palomar Observatory. Energy conservation, safety, and security should be emphasized when designing any lighting system.