

EVERGREEN ARCHITECTURAL GUIDELINES
AND APPLICATION
Effective July 14, 2022

Construction, installation or alteration of an Improvement, including landscaping, may not commence until the plans and specifications have been approved in writing by Evergreen Architectural Review Committee (ARC). Owners are required to obtain ARC approval in accordance with Article VIII of Evergreen Covenants, Conditions, and Restrictions. (CCR's).

I. PROCEDURE:

1. Complete and submit the Evergreen Architectural Approval Application and Neighbor Awareness Form. Northpark Application Fees for Evergreen Owners are generally waived, but may apply to some projects such as Solar Panels, Patio Covers, and projects requiring review by an Architect.
2. Include site plans and specifications describing the nature, kind, shape, height, width, color, materials, plant names, and location. Attach dimensioned drawings depicting all proposed improvements, existing drainage, and color photos of existing residence and site conditions. The ARC may require additional information as necessary in order to reach a determination.
3. The Evergreen ARC's goal is to render a decision within 7 days after it receives all required information and documentation. The CCR's allow 45 days.
4. Owner shall notify Evergreen ARC when construction starts and when the project is completed.

II. GENERAL:

1. All projects shall be completed within 60 days of commencement.
2. Any deviation from approved plans, or schedules, shall be re-submitted to Evergreen ARC for approval.
3. Commencement of work prior to receiving written approval constitutes a violation of the CCR's, is subject to a \$200.00 fine, and may require modification or removal of unauthorized work at the Owner's expense.
4. Acceptable plants and trees are listed in Northpark Plant Palette. Evergreen encourages the use of plants which are drought tolerant.
5. All front yards are considered "areas visible to the street".

6. Items such as outbuildings, tents, shacks, sheds sunshades, canopies, etc. may not be placed temporarily or permanently on the Lot without prior written consent of the ARC. Umbrellas shall not extend over walls, and shall be closed when not in use.
7. Patio heaters shall be placed no closer than 3 feet to party and perimeter walls, and not exceed the height of the walls. Heaters are not permitted in front yards.
8. Fences or walls may not be erected, altered, or maintained without prior written approval of the ARC.
9. Patio covers, wiring, air conditioning fixtures, water softeners, solar systems, or other devices shall not be installed on the exterior of a residence without prior written approval of the ARC.
10. Construction material, equipment, debris, and disposal bins shall not be stored or allowed to accumulate on Association property.
11. Construction activities (non-emergency) are permitted during the following hours only:
Monday - Friday: 7 am to 5 pm
Saturday: 8 am to 4 pm
Sundays and Federal/Irvine Holidays: No work is permitted.

III. REFERENCES:

1. [Evergreen CC&Rs, paragraph 8.2](#)
2. [Evergreen Pre-Approved Improvements](#)
3. [Northpark Architectural Guidelines](#)
4. [Northpark Plant Palette](#)

IV. LANDSCAPE GUIDELINES:

1. Evergreen has very small “patio” Lots. Accordingly, many plants and trees listed in the Northpark Plant Palette are inappropriate considering the limited yard space, proximity to adjacent Lots, and potential effects on Association Maintenance Areas (exterior surface of residence, roof, gutters, etc.).
2. Mulch may not be used as a replacement for plant material. When mulch is used in plant beds, only brown color mulch may be used.
3. Weed barrier material, mesh, or plain soil may not be used as a replacement for plant material.
4. Vines are not permitted on association-maintained surfaces of residences, stucco, walls, etc.
5. Front yards shall have shrubs at the base of the front of the house and at the base of party walls. The planters shall have a depth of 24” to 36”. Plants shall not contact the exterior of the residence.
6. Trees shall not be planted within 5 feet of the residence or party walls. Trees may not touch residence walls or encroach on neighbor Lots or perimeter walls. Trees shall be kept at a height below the gutters of the residence.

7. Trees and plants may not encroach upon the Lot of adjacent neighbors or Association Maintenance areas
8. Reseeding or installing sod in existing grass areas do not require an ARC application.
9. Replacing annual flowers does not require an ARC application.
10. Landscape and hardscape improvements require periodic maintenance to maintain aesthetic appearance. Maintenance includes painting, pruning, trimming, weeding, removal of debris, etc. Repainting does not require ARC approval as long as the colors and texture remain the same.

V. OTHER IMPROVEMENTS:

1. Window Retrofits - Windows and doors shall be consistent in color, frame profile, and operation on all sides of the home. Selective window retrofits are not permitted.
2. Patio Covers – Shall not be closer than 3 feet to the adjacent party wall or perimeter wall. Lattice type covers shall be open and may not be covered with mesh, bamboo, or other materials. Patio covers shall not be attached to the residence. Canopy style patio covers are not permitted.
3. Raised Planters – When constructed next to a garden wall, party wall, or perimeter wall, a waterproofed sub-wall shall be provided between the raised planter area and the property line wall.
4. Synthetic Turf – Installation shall conform with Northpark material specifications and substrate requirement. Turf shall not be placed over bare earth, grass, or hardscape.
5. Security Systems – Security cameras must have a fixed field of vision limited to the Homeowner's private property, and shall not view other homeowner's Lots.
6. Gravel/Pebbles/Crushed Granite – May be used for accents or fillers between pavers. Only earth tones with a brownish hue may be used. White material is not permitted.
7. Satellite Dishes – See Evergreen Pre-Approved Improvement Policy.
8. Solar Systems –
 - a. Prior to installation, Owner shall enter into a Covenant agreement, in a form acceptable to the Association, and prepared by the Association at the Owner's expense describing the Owner's obligation, without limitation, to the following: maintain, repair, and replace the Solar Energy System (SES); remove the SES when reasonably necessary to facilitate the Association's maintenance responsibilities; responsibility for damages arising from the SES; indemnify the Association in connection with any claims or damages arising from the SES; maintain insurance with minimum coverage limits of \$1,000,000; provide coverage for liability arising from the SES and record the Covenant in the Orange County Recorder's Office against the Owner and bind subsequent Owners of the Residence and Lot. Owner shall pay the recording fee.
 - b. Owner shall provide a statement from the installer stating that the solar panels will not produce glare on adjacent homes.

- c. The panel frames and exposed mounts shall be black or dark bronze. Conduit wiring, and any exterior mounted junction box shall be painted to match the color of the roof, trim, and stucco, respectively.
 - d. Panels shall not be installed over any vents, pipes, or stacks. Additionally, panels shall not be installed closer than 24” from the edge of the Owner’s roof area/line.
 - e. Owner shall pay for roof inspections performed by a vendor named by the Association. Inspections shall be completed pre-installation, post-installation, and every three years thereafter.
- 9. Front Doors – Replacements shall be the same design, appearance, and color as the existing door.
 - 10. Garage Doors – Replacements shall be the same design, appearance, and color as the existing door.
 - 11. Patio Doors – Replacements shall be the same design, appearance, and color as the existing door. Sliding doors may be changed to French doors and shall be painted to match the color scheme of the house.
 - 12. Balcony Doors – Replacements shall be the same design, appearance, and color as the existing door.
 - 13. Trellises – Color shall match the wood trim of the residence. Trellises may not be attached to the exterior of the residence or to the perimeter wall. Trellises shall be kept below the height of party walls and perimeter walls.

VI. Forms:

- 1. [ARC Application](#)
- 2. [Northpark Exhibits](#)