



ROSSMOOR

WALNUT CREEK

THIRD WALNUT CREEK MUTUAL ARCHITECTURAL/ALTERATION STANDARDS

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STAIRWAY CHAIRLIFTS

Requirements

1. A twenty-inch (20-inch) minimum of free and clear passage width shall be provided. This clear passage width shall be maintained when the seat and platform are in the stored position.
2. On stairways supplying two manors, the applicant must obtain written acceptance from the neighbor for installation of the chairlift.
3. Once installed, all electrical conduit and junction boxes must be painted to match the color of the building. All penetrations of Mutual property must be properly sealed and maintained to avoid moisture intrusion into the deck and siding. The color of the chairlift should match the predominant color of the building as close as possible.
4. Upon sale of the manor, the seller shall remove the chairlift and all associated wiring, patch all penetrations and paint the applicable surfaces to return the building to original condition or submit written acceptance from the buyer to assume all responsibilities and maintenance of the chairlift and associated components.
5. All applications for chairlifts must be accompanied by written notice of medical necessity.
6. City of Walnut Creek permit required.
7. For interior chairlifts only items 1, 4 and 6 apply.









FRONT DOORS/SCREEN DOORS

1. Front door construction may be wood, fiberglass or steel construction. Fiberglass and steel doors may have a smooth or wood grain appearance.
2. Framed opening for door and sidelight may not be altered unless for a medical necessity.
3. Door may contain up to 75% glass area. Sidelights may contain up to 100% glass area.
4. Colored or stained glass is acceptable provided that it is protected (tempered, laminated, etc.) as required by the building code.
5. If the color of a painted front door does not match existing doors in the Project in which it is located, alternate paint colors for front doors must be approved as noted in TWCM Policy 95.0.0.
6. Refer to TWCM CC&R's article 6.2.10 below for project and owner responsibility with respect to Exterior Doors other than Sliding Glass Doors.

A. Front Doors

The Board seeks to be more permissive and less restrictive in approving front door styles. The following are examples of styles that have previously been approved. Additional styles may be approved by the District Director.

1. Sommerset, Windmere, Venetia II and Venetia IV styles with or without side lights, and Sunburst and Oval glass styles. (See examples)
 - a. Brass or silver inlaid frame
 - b. No ornamental additions or kick plates
2. French Doors
 - a. Not visible from neighboring manors
 - b. Vinyl clad frame color to match existing windows.

B. Screen Doors

1. Standard Swing-out style or Phantom Retractable style. (See examples.)
 - a. Frame color to match existing trim color.
 - b. No ornamental additions.

TWCM CC&R

6.2.10 Exterior Doors other than Sliding Glass Doors.

(a) Project Responsibility. *The Projects shall be responsible for painting the exterior surface of exterior doors, including the door frame and door jamb, except for doors which have been altered or replaced by an Owner.*

(b) Owner Responsibility. *Except for periodic painting pursuant to section 6.2.10(a), above, each Owner shall be responsible for the maintenance, repair and replacement of the exterior doors exclusively serving his or her Unit, including the front door and including any locks, frames, keying, and/or weather stripping, subject to Rules adopted by the Board. If the repair to any exterior door impacts or affects Project Common Area, the Owner must obtain the written approval of the Board, pursuant to Article 7, before proceeding with repairs. Additionally, an Owner must obtain the written approval of the Board, pursuant to Article 7, before replacing any exterior door. The provisions of this Section shall not be construed to permit any interference with or damage to the structural integrity of the any building.*



4234 (Black)



4224 (Brass)



4230 (Bullion)



4245 (Black)



4244 (Brass)



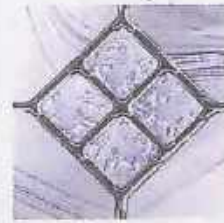
4232 (Black)



4222 (Brass)



4242 (Brass)



4243 (Black)

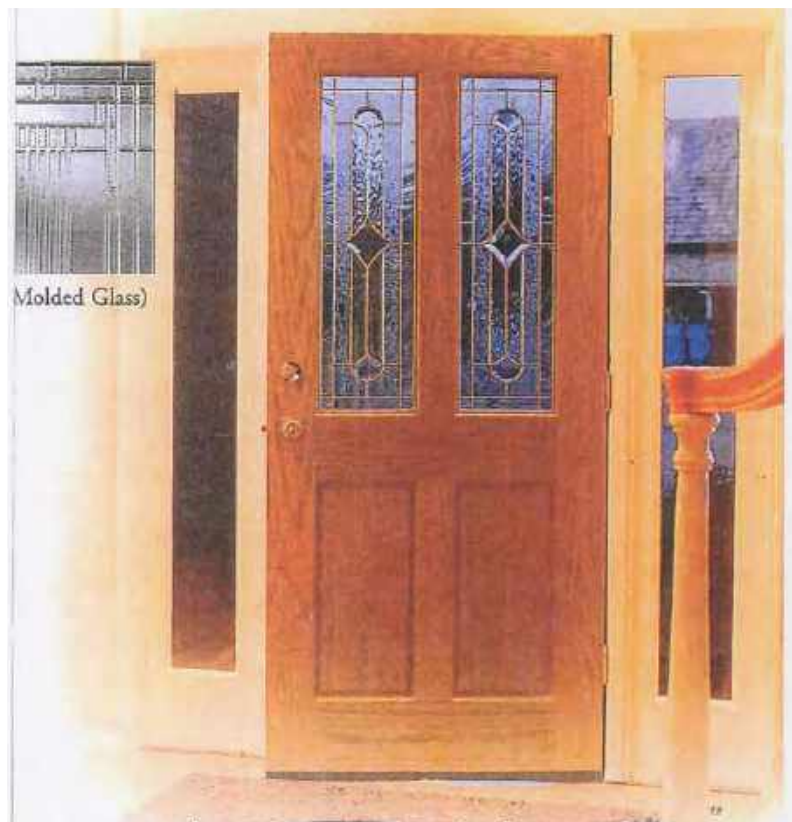




4002 (Brass)



4000 (Brass & Silver)



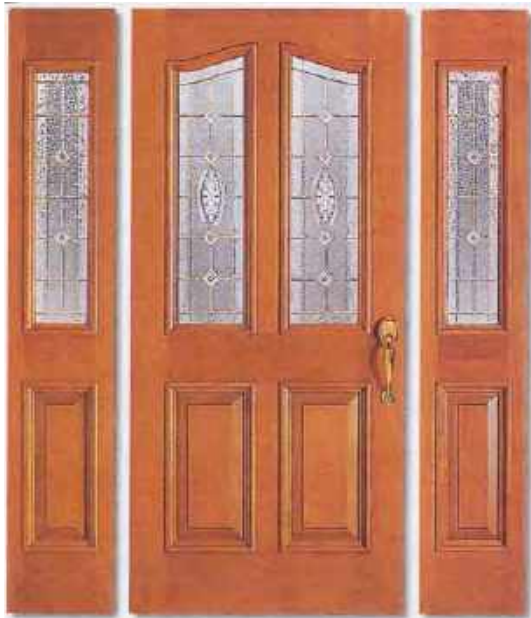
Molded Glass)



4655 (Brass)



4583 (Black)



4683 (Brass)

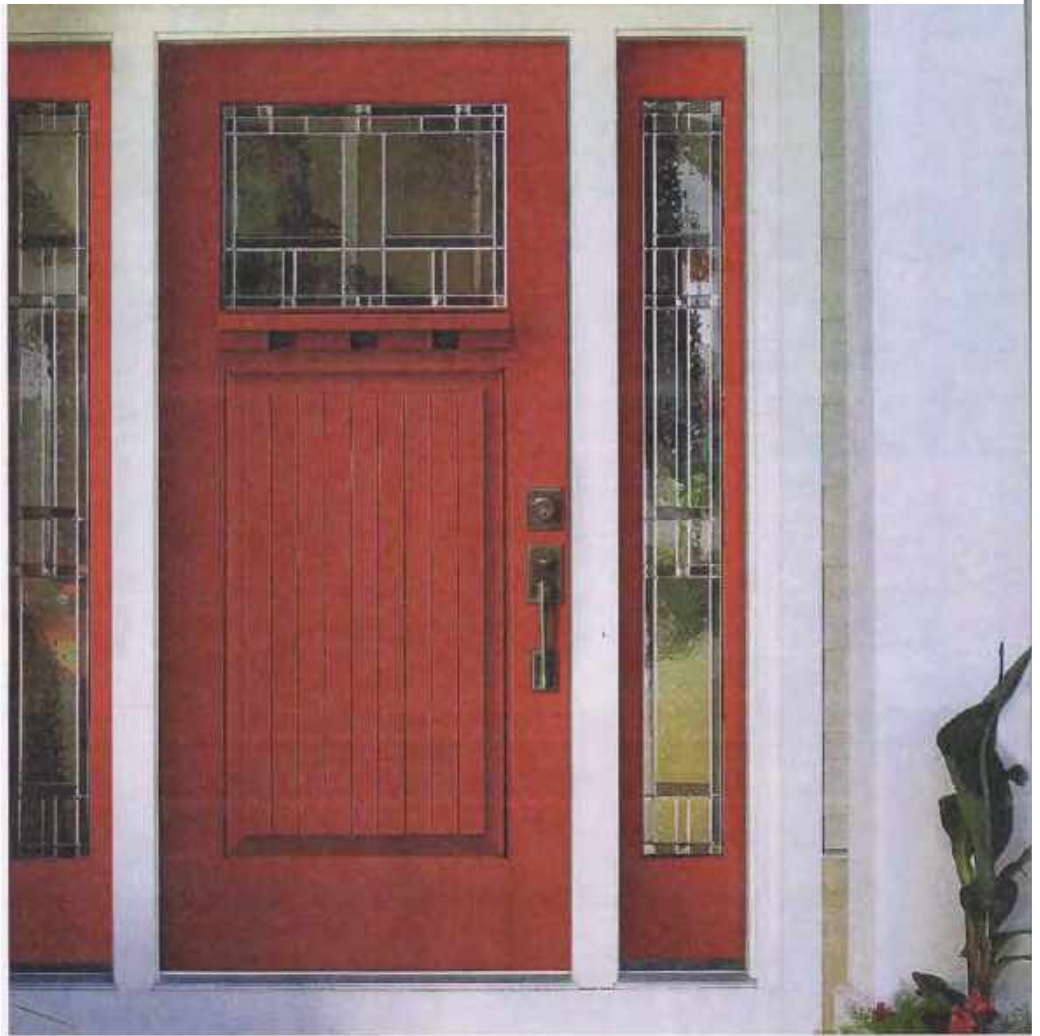


4688 (Brass)

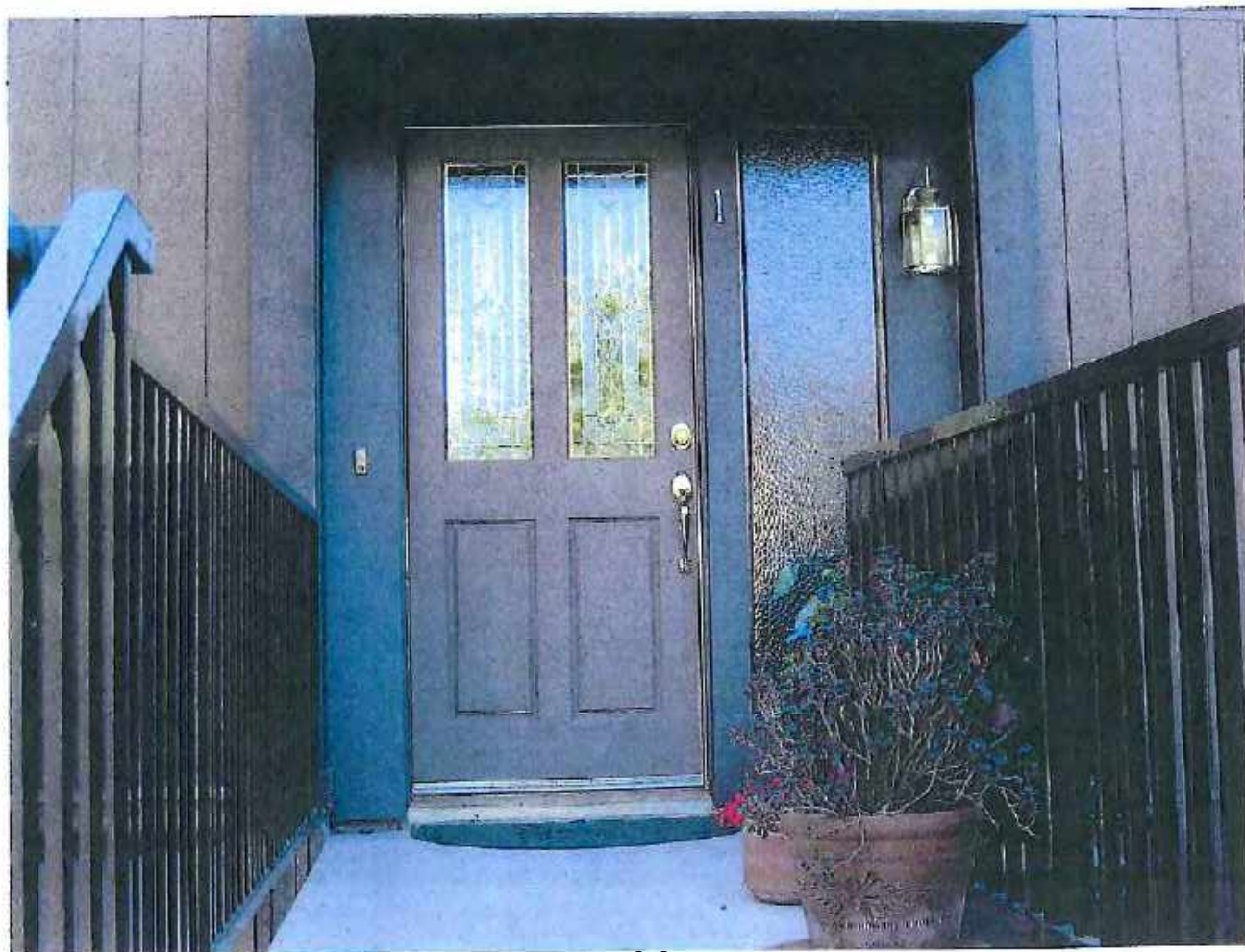
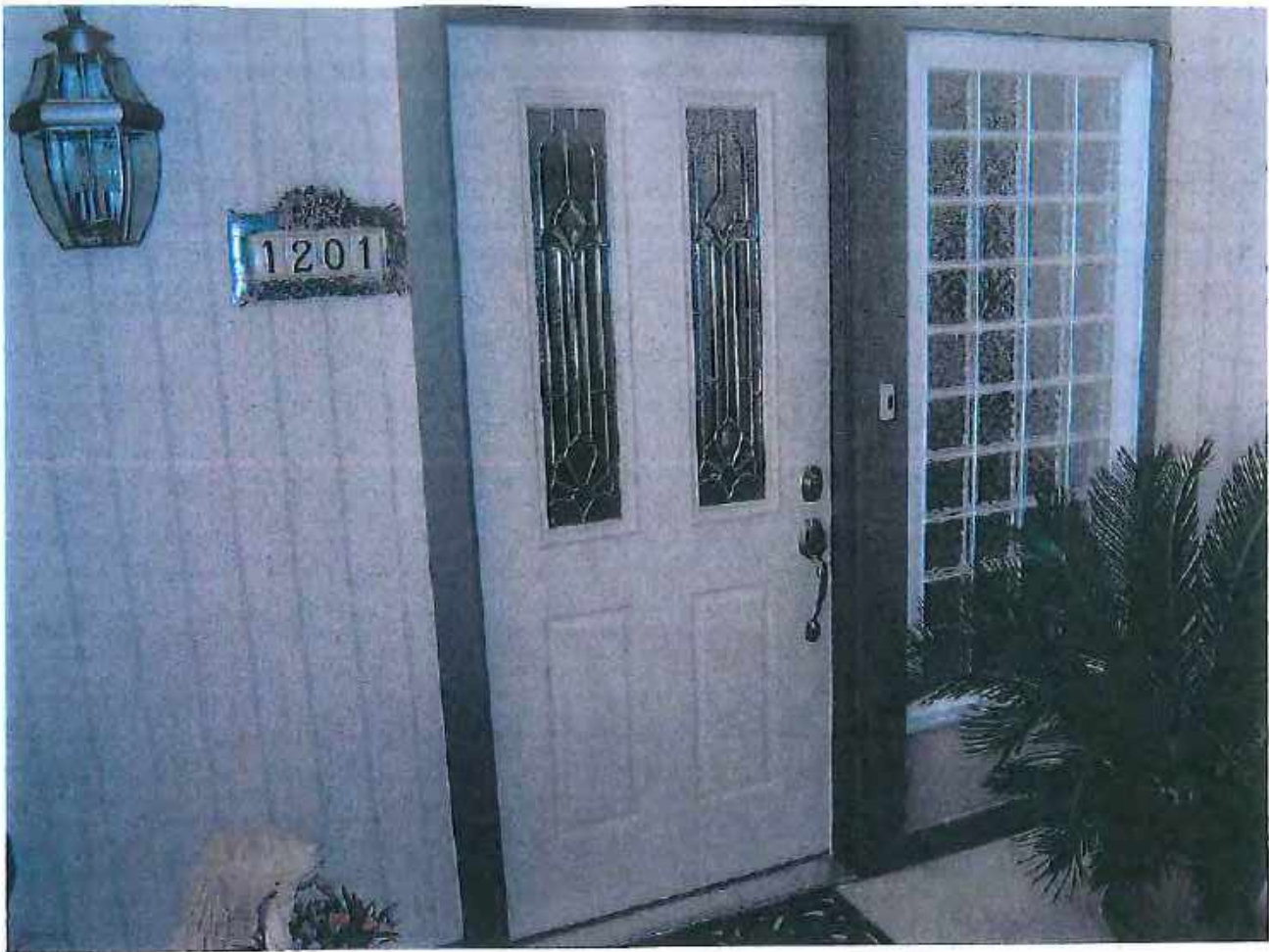


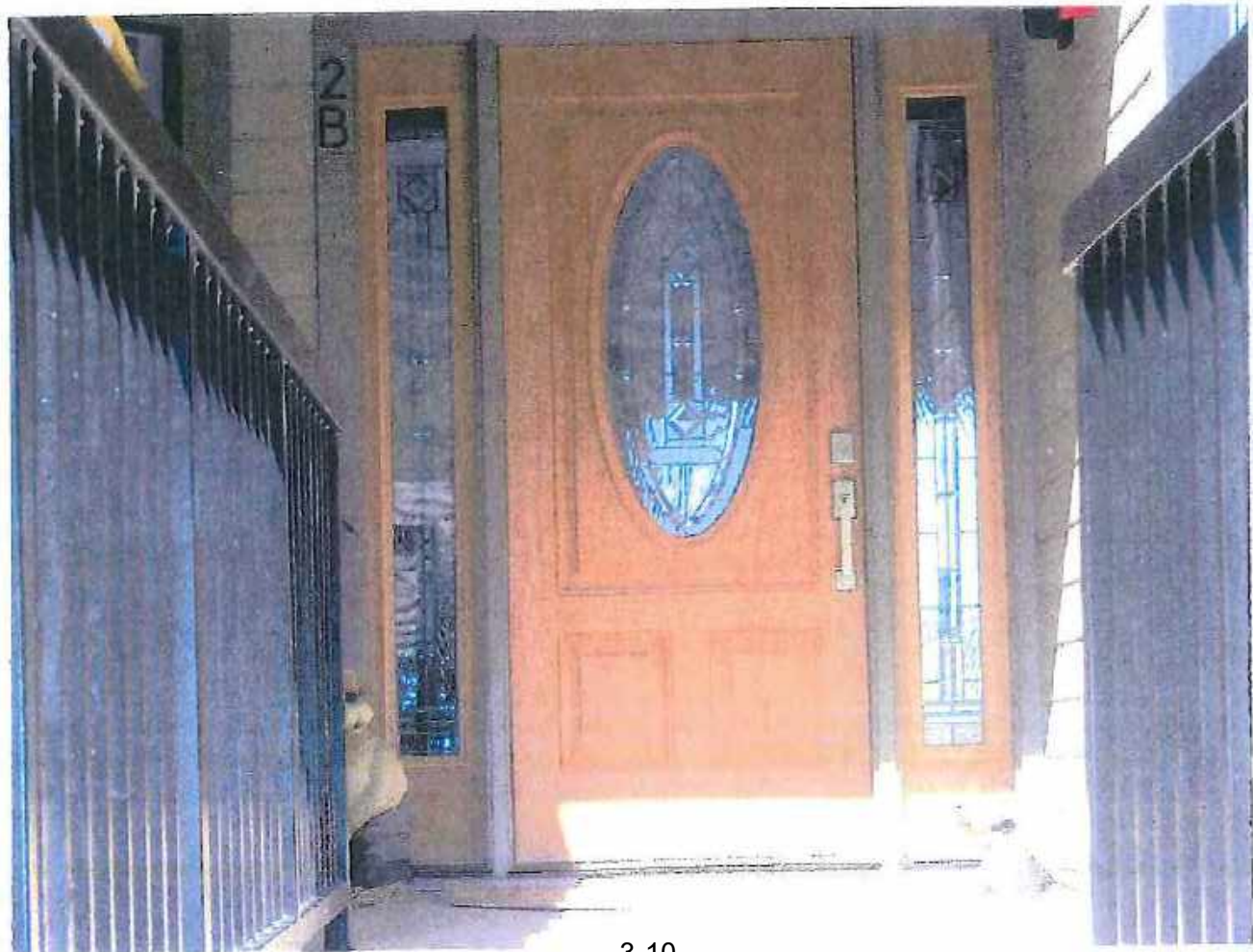
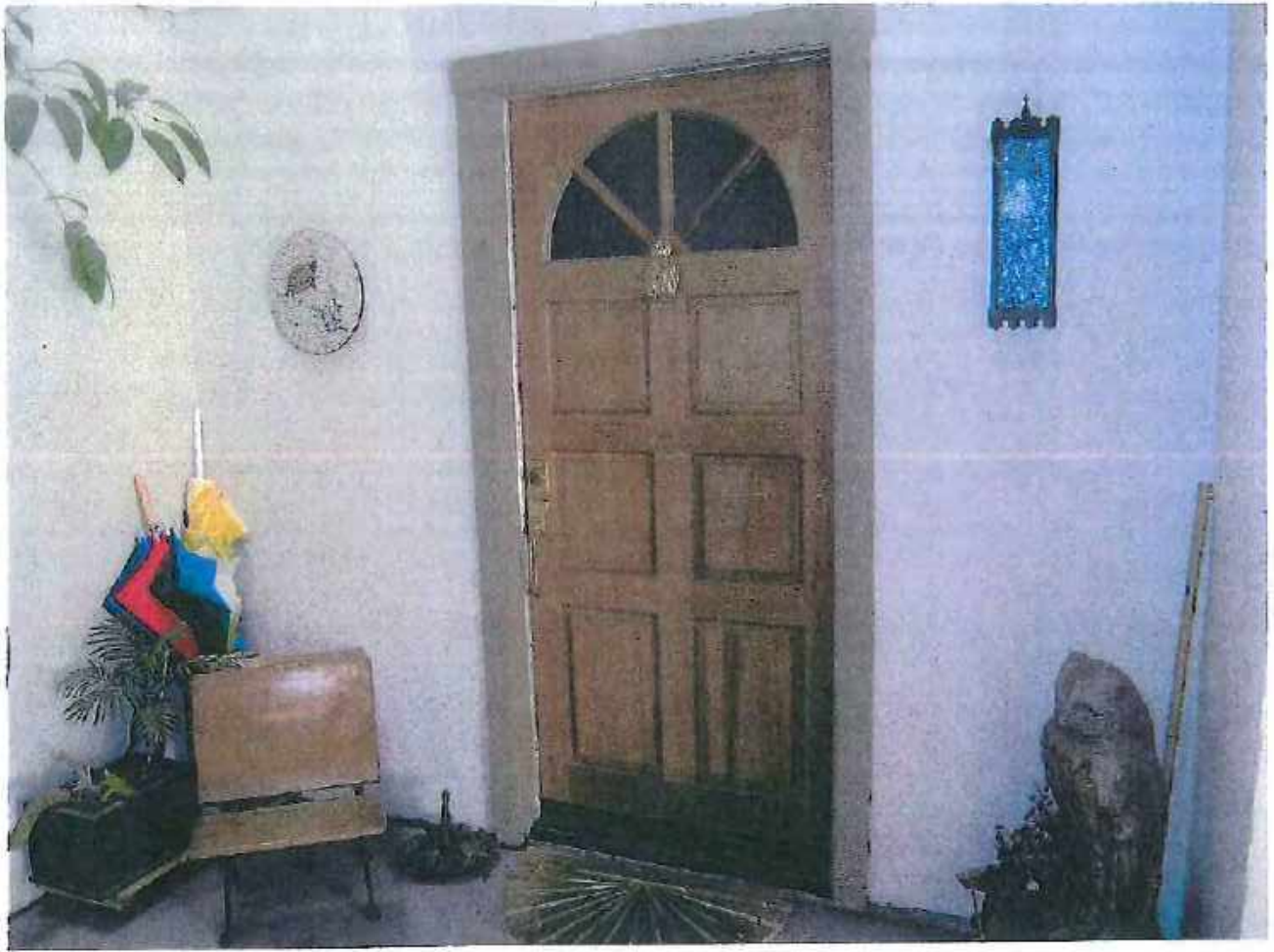


STRIKING









NON-STANDARD FRONT DOORS

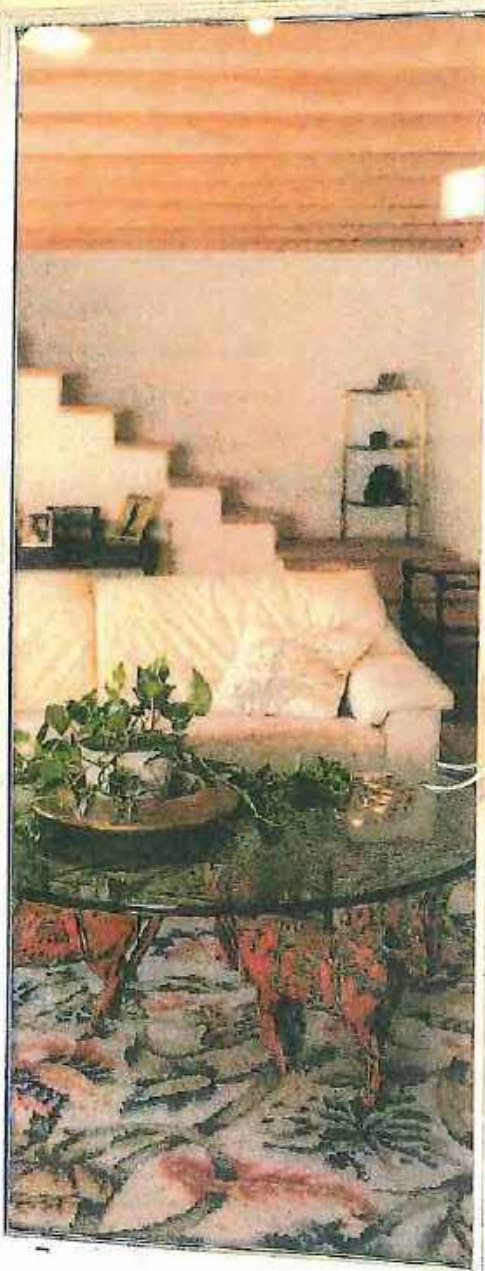


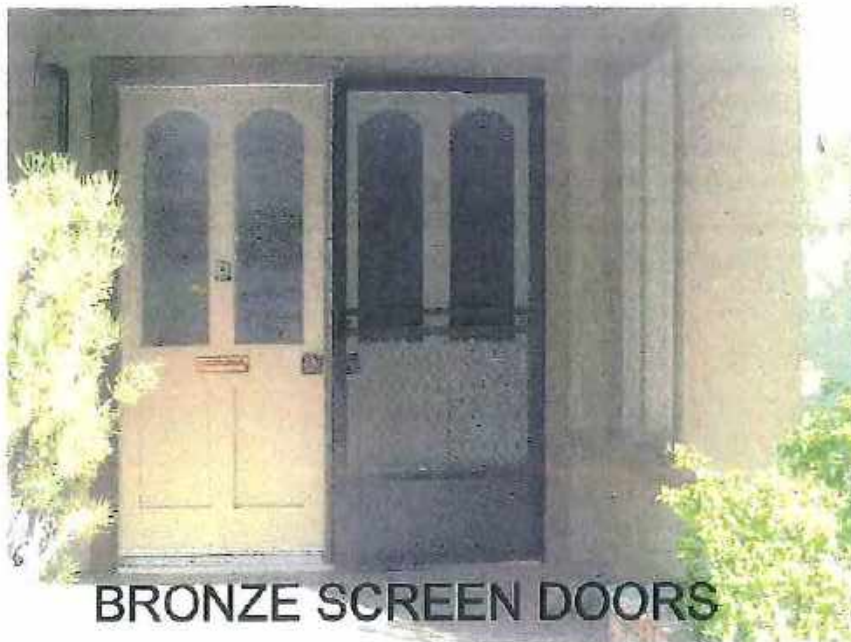
NOT APPROVED BY THE ACC



NOT APPROVED BY THE ACC

FRENCH DOORS

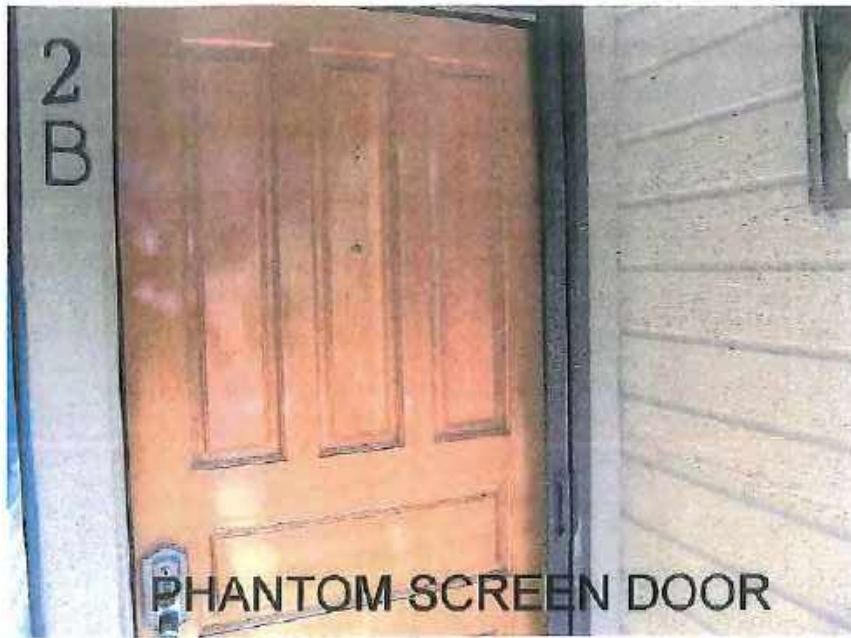




BRONZE SCREEN DOORS



OPEN



CLOSED



CLOSED



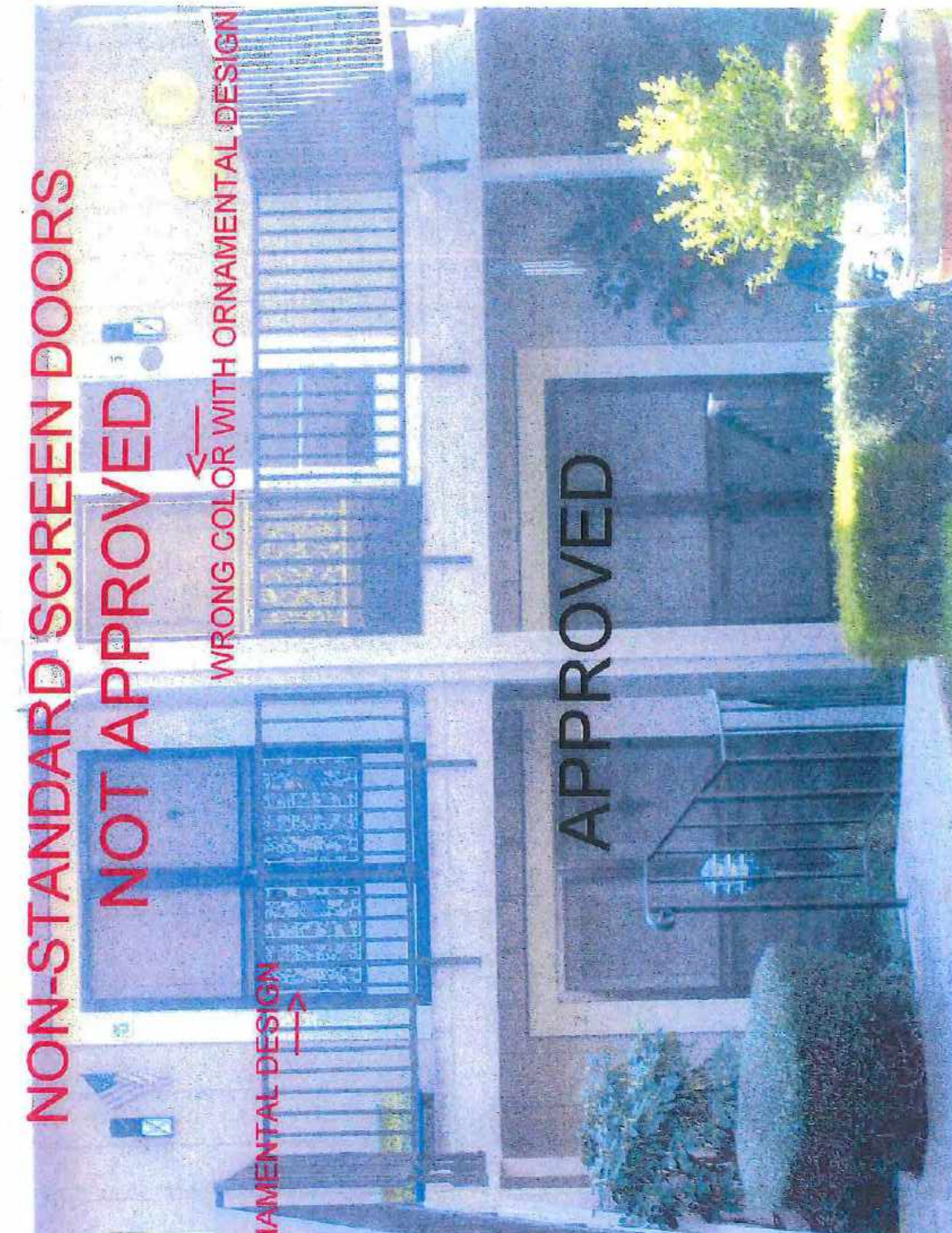
NON-STANDARD SCREEN DOORS

NOT APPROVED

← WRONG COLOR WITH ORNAMENTAL DESIGN

ORNAMENTAL DESIGN →

APPROVED





HARD SURFACE FLOORING **INTERIOR**

Hard surface flooring is any flooring consisting of tile, stone, slate, hardwood, laminate and bamboo, or similar products.

Hard surface flooring must comply with TWCM Policy 59.0.0, Hard Surface Flooring, and Policy 65.0.0, Hardwood Floor Refinishing.

<https://rossmoor.com/wp-content/uploads/3-M-Policies-May-11-2020.pdf.pdf>

Ground/lower floors: Allowed

Upper floors: Allowed at front entry way, kitchen, laundry room, over garage storage areas, a bathroom containing a toilet and a bathtub or shower, and an area outside a bathroom with a vanity with one or two sinks.

All other areas must have carpet and padding or other material that provides equivalent insulation against sound transmission to the Unit below.

Hard surface flooring must also comply with TWCM CC&R's articles 4.11 and 7.1.3.

4.11 Floor Coverings. No change in the floor covering materials originally installed in the Units shall be permitted except with the prior written consent of the Board. To reduce sound transmission, all Units that are above other Units shall have all floor areas except kitchens, bathrooms, lavatories, entry areas, utility or laundry rooms, and the area above the attached garage, if any, covered with carpet and padding or other material that provides equivalent insulation against sound transmission to the Unit below. The Board may adopt further Rules concerning floor coverings that are consistent with the provisions of this Declaration.

7.1.3 Hard-Surface Flooring. No hard-surface flooring may be replaced or installed without the prior written approval of the Architectural Review Committee and/or Board as provided in this Article 7 and Section 4.11 of this Declaration.

HVAC-HEAT PUMP REPLACEMENTS

Requirements

1. The exterior compressor replacement size must not excessively exceed the existing footprint, nor shall the height obstruct egress or view of a window.
2. Relocation of a unit must be approved by the Mutual or Project and installation coordinated with the Landscape and Building Departments of the Mutual Operations Division.
3. The replacement unit must not exceed the amperage rating for the existing wiring. All compressor lines run on the exterior of a building must be encased in a sheet metal chase and the chase painted to match the building color.
4. All neighbors within line of sight of the new compressor must sign an approval document.

Unit Specification Standards

Size(tons): Shall be as appropriate for the volume of the manor not to exceed 4 tons. Special case needs will be considered on a case by case basis for a 5 ton unit.

Height: Maximum height of 41”

Efficiency: Heat pump 14 SEER minimum
Split system 16 SEER minimum

Sound Criteria: Heat pump 73db maximum
Split system 75 db maximum

Before installation contact MOD (988-7638) for information regarding possible conflict of location of new exterior compressor. Original location may cause unnecessary hardship to other manors. New line sets may need to be run due to incompatibility with originally installed line set.

Refer to TWCM CC&R's article 6.2.12 for project responsibility and owner responsibility for HVAC systems.

6.2.12 HVAC Systems.

(a) Project Responsibility. The Projects shall not be responsible for HVAC systems or for any hoses or other components serving the Units, except that the Projects shall be responsible for making sure the end of the condensate line exiting onto Common Area is clear, except for exits of the condensate lines located in Owner-maintained gardens pursuant to Section 6.2.12(b).

(b) Owner Responsibility. Each Owner shall be responsible for the maintenance, repair, and replacement of the HVAC systems serving his or her Unit, including all mechanical and electrical components, thermostats, wiring, plumbing, ductwork, registers, and condensate lines. Owners are responsible for making sure the condensate lines remain unplugged, uncovered, and fully operational. In the case of Owner-maintained gardens, the Owner is also responsible for making sure that all debris and vegetation is cleared from the exterior exit of the condensate lines.

Refer also to TWCM Policy 52.0.0, Air Conditioners and Heat Pumps:

Relocation or replacement of an air-conditioner unit or heat pump, requested by an owner, will be at the owner's expense. The owner must request approval of the alteration from the Project Director and the Alteration Review Committee, in addition to obtaining a Resident Alteration Permit from Mutual Operations. The air-conditioner unit or heat pump must comply with the standards and requirements specified by the Mutual for such installations.



Third Walnut Creek Mutual Architectural Standard

SKYLIGHTS & SOLAR TUBES

I. Skylights

Allowable skylights shall have either an aluminum mill finish frame with a white dome, or a bronze anodized frame with a bronze dome.

Standard domed skylights and Velux flat skylights, 2'x2' & 2'x4', must be mounted on a curb and properly tied into the existing roofing material, with a written warranty submitted by the roofing contractor at the completion of the installation. Contact MOD (988-7638) for current roof warranties.

II. Solar Tubes

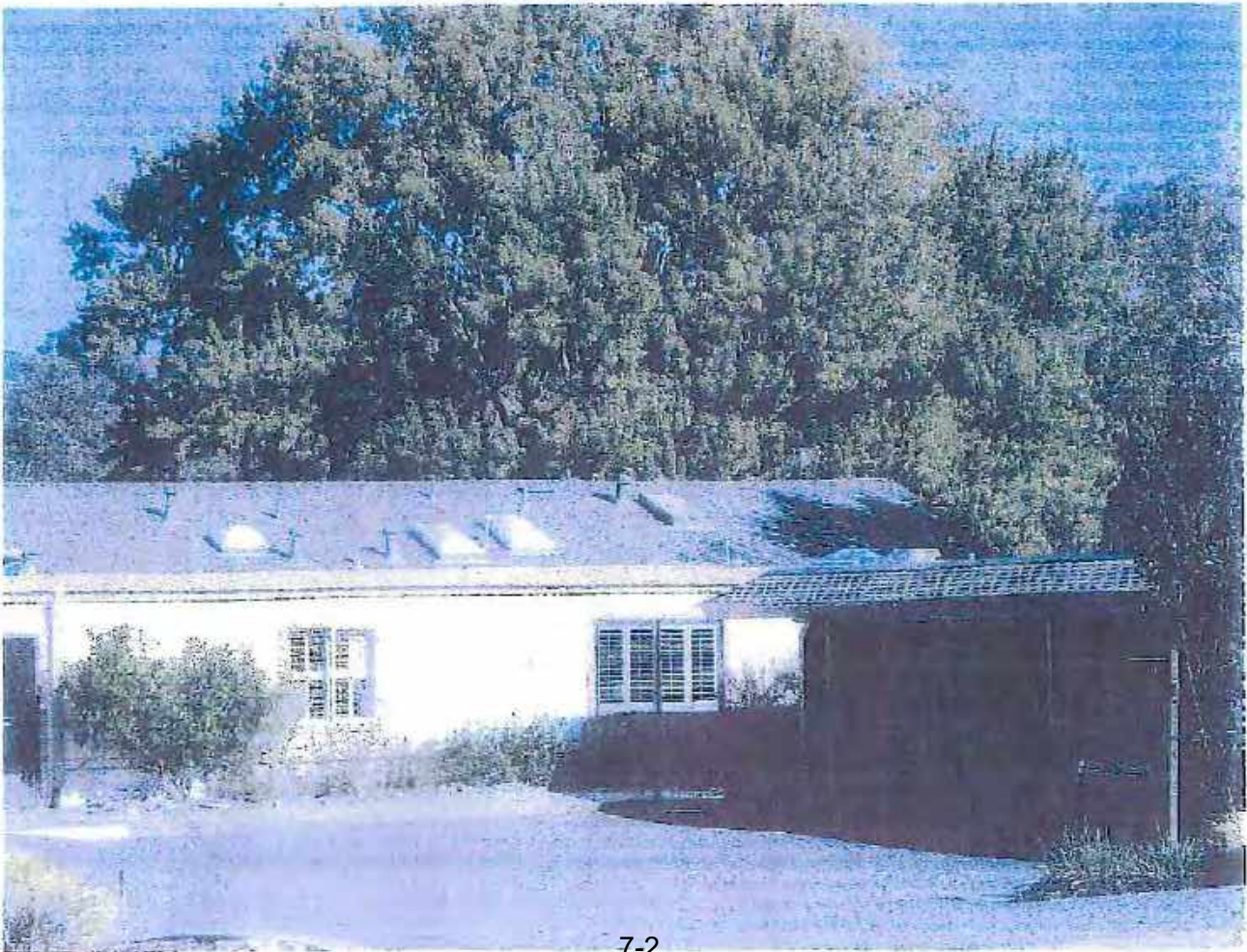
Tubular skylights are allowed in 10", 14" and 16" sizes with a clear cover/dome attached to an aluminum base. Number of skylights allowed shall be two on either side of the ridge, for a maximum number of four. Flat roofs shall be limited to four tubes also. All tubular skylights shall be properly tied into the existing roofing material, with a written warranty from the roofing contractor.

Refer to TWCM CC&R's article 6.2.17 below for additional requirements.

6.2.17 Skylights and Solar Tubes. Unless originally installed, each Owner shall be responsible for the maintenance, repair and replacement of the skylights and solar tubes serving his or her Unit, including all frames, the lens/bubble, flashing and other waterproofing components. Owners, however, are prohibited from accessing the roof to perform any such maintenance, repair or replacement. If work cannot be performed from inside the Unit, the Project may provide maintenance, repair and/or replacement of the skylight and/or its components and levy a Reimbursement Assessment against the Owner of the Unit served by the skylight or solar tube. Alternatively, the Owner may contract with a licensed, approved contractor to perform maintenance, repair, or replacement of the skylight and/or solar tube, provided an alteration application is submitted to the Board and approved prior to commencement of the work.



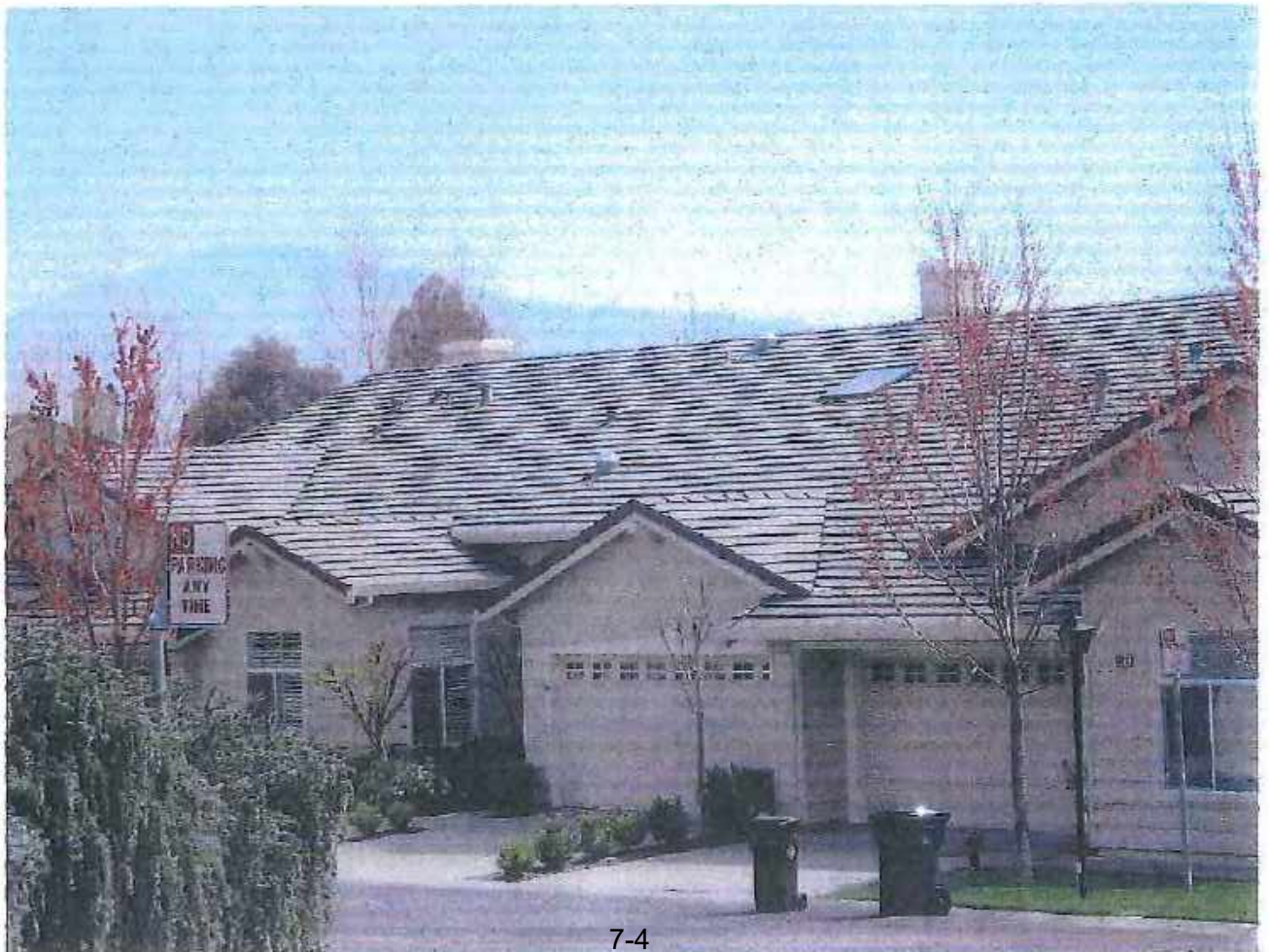
SKYLIGHTS





SOLARTUBES







WINDOW ALTERATION STANDARDS

I. Glass Replacement

Most commonly used for replacing a broken window. No frame change involved. Glazing to be identical to existing.

II. Window Unit Replacement

All window unit replacement installations shall include new trim, primed on all sides and painted to match the existing trim color. Stucco buildings must have replacement stucco tied into existing with texture and paint to match.

The entire window unit, frame and glass, is removed and replaced with either:

1. New Aluminum Frame and Glass

- a. Requires installation as a new construction window unit, including a nail-on fin.
- b. Requires window flashing inspection by MOD before exterior finish and trim are installed.
- c. If an individual window is replaced, window frame finish to match existing window finish, i.e., existing aluminum mill finished window frames will be replaced with new aluminum mill finished window frames, or bronze finished window frames will be replaced with new bronze finished window frames.
- d. If all windows are replaced at one time, exterior window frame shall be bronze finished.
- e. Window pattern to match existing, i.e., XO for XO and XOX for XOX.
- f. Approved aluminum frame window replacement companies include, but are not limited to, Milgard, Viking, and International.

2. New Vinyl Frame and Glass

- a. Requires installation as a new construction window unit, including a nail-on fin.
- b. Requires window flashing inspection by MOD before exterior finish and trim are installed.
- c. If an individual window is replaced, window frame finish to match existing window, i.e., existing aluminum mill finished window frames will be replaced with new gray vinyl window frames, or bronze finished window frames will be replaced with dark brown frame. No other frame colors are allowed.
- d. Window pattern to match existing, i.e., XO for XO and XOX for XOX.
- e. Approved vinyl frame window replacement companies include, but are not limited to, Anderson, Anlin, Integrity by Marvin, International and Jeld-Wen.

III. Window Unit Retrofit

Used to replace a single pane glass with dual pane glass without removing existing window frame.

1. Window Insert – Aluminum/Aluminum

The existing aluminum frame is left intact and a new additional aluminum frame and glass unit is inserted within the old frame. Available at Valley Glass and Lafayette Glass as a “finned window”.

2. Window Insert – Aluminum/Vinyl

The existing aluminum frame is left intact and a new additional vinyl frame and glass unit is inserted within the old frame. This process is **not** allowed because the combination of the existing aluminum frame and plus the additional wider vinyl frame produces a pronounced change in the window character from the other existing windows in the building.

Refer to TWCM CC&R’s article 6.2.21 for project and owner responsibility for window systems.

6.2.21 Window Systems and Sliding Glass Doors.

(a) Project Responsibility. The Project’s responsibility for window systems and sliding glass doors shall be limited to the maintenance and repair of originally-installed window and sliding glass door flashing.

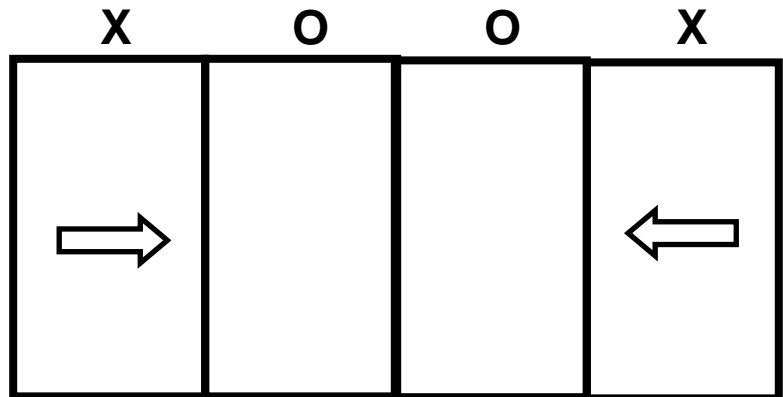
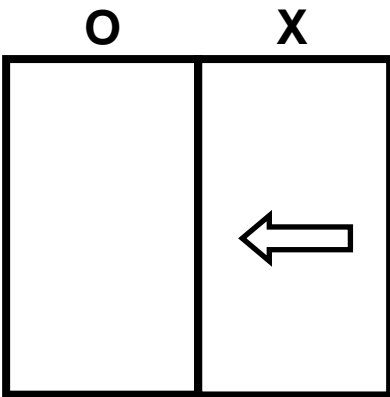
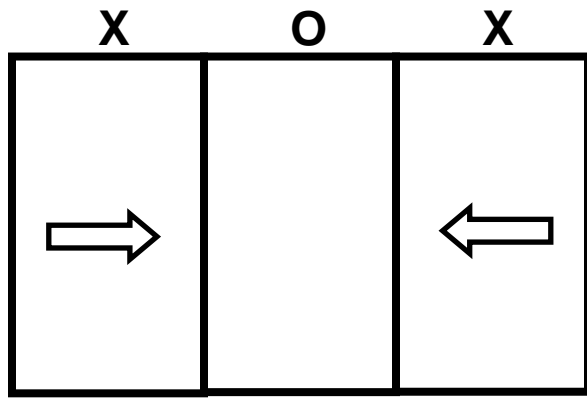
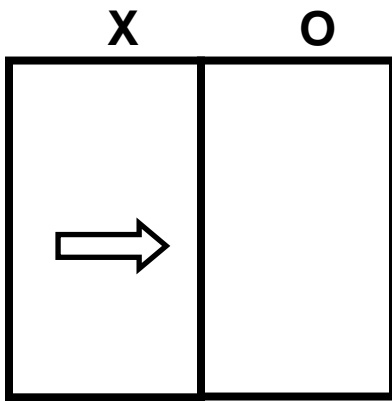
(b) Owner Responsibility. Each Owner shall be responsible for the maintenance, repair and replacement of the glass and weatherstripping of originally-installed window systems and sliding glass doors and for replacement of originally-installed window systems and sliding glass doors which have reached the end of their useful life and need to be replaced as a result. Owners shall be solely responsible for the maintenance, repair, and replacement of all window systems and sliding glass doors of his or her Unit which are not originally-installed. Any replacement of window systems and/or sliding glass doors by Owners outside of any window system and/or sliding glass door replacement by the Project shall be subject to Article 7 of this Declaration. Replacement of the entirety of a window system (i.e., replacement of a “window”) and/or a sliding glass door by an Owner may occur under one of two conditions, and subject to the Board’s discretion, as follows: (i) the Owner shall hire a licensed and insured contractor, as approved by the Board, to ensure that all components of the window systems and/or sliding glass doors, including but not limited to the frames, flashing and waterproofing components, are properly installed and integrated with the building envelope; or (ii) the Project shall hire a licensed and insured contractor to ensure that all components of the window systems and/or sliding glass doors, including but not limited to the frames, flashing and waterproofing components, are properly installed and integrated with the building envelope. The Owner shall be responsible for all costs associated with replacement of window systems and/or sliding glass doors of the Owner’s Unit, including any costs incurred by the Project in hiring a contractor; such costs may be collected via a Reimbursement Assessment or Owner billable.

WINDOW SPECIFICATIONS

WINDOW LAYOUT

X = VENT OR ACTIVE PANEL

O = FIXED OR STATIONARY PANEL





WROUGHT IRON FENCES & GATES

Requirements

1. Wrought iron fences shall match the height of the surrounding fences, or if no existing fence, have a minimum height of 42 inches and a maximum height of 70 inches.
2. Wrought iron fences shall match post, rail and picket sizes and spacing of surrounding fences.
3. If no existing fence is adjacent to, or within view of a new fence, top and bottom rails shall be 1 inch square with 5/8 inch square pickets spaced at 4 inches on center. Posts shall be 2" square set into concrete, no less than 24 inches deep, or, where applicable, set into post brackets anchored into pre-existing concrete.
4. Gate height shall match the fence height with no ornamental decoration on the gate or on top of the gate.
5. No gates are allowed at the base or top of stairs without a landing area of no less than 36 inches in length from the leading edge of the step and landing width greater than or equal to the stair width.
6. All fences and gates shall have one prime coat and one top coat of black enamel paint or, where applicable, match the color of the railings in the specific Project.



