

# **ARCHITECTURAL GUIDELINES**

**CASTLEWOOD PROPERTY OWNERS  
ASSOCIATION  
P. O. Box 1231  
Pleasanton, CA 94566**

## **CPOA ARCHITECTURAL GUIDELINES**

### **Application:**

These guidelines apply to all property owners proposing to perform work on their property, whether it is external remodeling, adding to an existing structure, or construction of a new residence or outbuilding. It also pertains to fences, walls, etc. and substantial landscaping, moving of earth, or erosion control.

### **Procedures:**

1. New residential construction requires a water permit from the Castlewood Country Club, and a sewer permit from Alameda County. This procedure will change when the new water and sewer systems are operational.
2. Detailed plans should be submitted to the CPOA Architectural Committee at least eight (8) weeks prior to the anticipated start of new

residential construction, or six (6) weeks prior to the start of other improvements.

3. Building plans should contain the following information:

A. A plan view, elevations, and exterior specifications including color and roof descriptions, and samples.

B. Lot information showing lot size, setbacks, grading, landscaping, drainage and construction "footprint" and square footage relative to the lot.

C. Proposed tree removal if tree exceeds limit specified in CC&R's.

D. Description and plans for any exterior structures or pools and their relationship to the main residence.

4. The architectural Committee will review the plans and specifications, and make its recommendation to the CPOA Board at their next regular meeting. The Board will either approve the plans as submitted or ask for changes or further information.

## **Rules:**

Proposals must conform to at least the minimum requirements of the CPOA CC&R's and the applicable County Codes.

The following are examples from the Alameda County Code and the CC&R's, but do not constitute a complete list of requirements:

1. Only single family, private residences are allowed.

2. No trade or business, or other commercial use is allowed.

3. Structure should have the best artistic development or improvement and should preserve the natural beauty of the area.

4. Proper materials should be used. Exterior finishes and color schemes must be in harmony with the neighborhood setting.

5. Uniform setbacks are required. Fifteen (15) feet side clearance, thirty (30) feet front clearance and twenty (20) feet back clearance.

6. Residence must have an area greater than fifteen hundred (1,500) square feet.

7. Lots must be a minimum of twenty thousand (20,000) square feet with a one hundred (100) foot frontage.

8. Construction should be designed to provide a structure suited to the existing topography, with a minimum off-site fill. For example, homes designed for a flat lot are most likely not suitable for a sloping lot.

9. The footprint of the residence, including garage, shall be no larger than twenty percent (20%) of the lot area.

10. The maximum height of a residence shall be twenty five (25) feet above grade.

11. No signs or tight board fences are allowed, and no fence or boundary wall shall have a height greater than six (6) feet above grade.

12. Permission of the CPOA Board is required before any tree removal is undertaken.

13. Any exterior structure that would create an adverse visual impact is not allowed. (Examples include satellite dishes or large radio antennas.) Small TV satellite dishes (eighteen (18) inches in diameter) should be shielded from street view, preferably behind the roofline. Contact the Architectural Committee prior to installation.