

**Exhibit A**

**LOS SERRANOS RANCH  
HOUSE PAINT  
Improvement Form**

Today's Date: \_\_\_\_\_ Property Address: \_\_\_\_\_

Owner/Applicant's Name: \_\_\_\_\_

Mailing Address (if different than property address): \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Type of work (Please check the box below):

Architectural

Selected Paint Color Scheme  
*(Please fill number scheme in the box)*

Painting

**Fee \$ 0      Deposit\* \$ 0**

There are thirty (30) house color schemes to choose from which are open to all homes. You can review the paint colors on your Association website [www.losserranoshoa.org](http://www.losserranoshoa.org) or at the Dunn Edwards Paint Store, 3570 Grand Ave., Chino Hills 91709, (909) 315-5070. In addition, you may check out the paint color book at Keystone Pacific Property Management, Inc. At Dunn Edwards, an account has been established under your Association name, Los Serranos Ranch, which will provide you with approximately up to 37% off the retail price for the Dunn Edwards products.

***The color schemes are structured and may NOT be changed or the application will be denied.***

\_\_\_\_\_  
Owner's Signature

**OWNER'S SIGNATURE ABOVE SIGNIFIES ACCEPTANCE AND UNDERSTANDING  
OF THE GUIDELINES, CC&R'S AND EACH EXHIBIT ATTACHED HERETO.**

DATE: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

**Do not write below this line**

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- **Disapproved as presented (List Reasons/Specific Guidelines Not Met)**

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- **Approved as presented**
- **Approved as revised/Conditional Approval:**

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**Committee Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Committee Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Committee Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

General Conditions and Disclaimers:

1. Committee approval does not waive or constitute or reflect compliance with any federal, state, or local law, ordinance, or code. Approval by the Committee does not relieve or satisfy an Owner’s obligation to comply with all government laws and regulations affecting use of premises, subject to any approved plans. Approval by the Committee does not constitute approval by the city or county; and approval by the city or county does not constitute approval by the Committee.
2. Committee approval does not constitute acceptance of any technical or engineering specifications; and the Association assumes no responsibility for such. The property owner is responsible for all technical and engineering specifications. Approval by the Committee does not warrant structural safety, conformance with building codes or other applicable governmental requirements. The Committee reviews for aesthetic purposes only.
3. Any oversight of a provision of the governing documents, or a provision of the Guidelines/Standards, does not waive the rule. Corrections may be required. Only improvements depicted on the plans can be reviewed by the Committee. The Owner is responsible to ensure all improvements are depicted on the plans submitted. Any improvements not depicted on the plans are not approved. Any change(s) to approved plans shall be deemed unapproved until resubmitted and approved. Approval of plans and specifications shall apply only to the property for which approval is granted and is not authorization to proceed with Improvements on any property other than the property reviewed by the Committee and owned by the Applicant.
4. The use of a neighbor’s yard for construction access is not permitted unless the neighbor has given written consent that includes a description of the access area. Access or storage of equipment used during the course of construction must be through the homeowner’s property only. Property owned and/or maintained by the Association shall not be used for construction access or storage, unless Owner obtains prior written authorization from Association, the Owner agrees in writing to indemnify Association for damage to property owned and/or maintained by Association which is damaged as a result of an Owner’s project, and Owner posts a construction deposit for restoration of damage to property owned and/or maintained by Association.
5. Owner is financially responsible for any repairs and/or replacement to property owned and/or maintained by Association which is damaged as a result of an Owner’s project.

DATE: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

6. Building materials may not be stored on streets, sidewalks, or on property owned and/or maintained by the Association. Streets may not be obstructed by construction equipment. All rubbish, debris and unsightly material or objects of any kind shall be regularly removed from the property and shall not be allowed to accumulate thereon.
7. The property owner is financially responsible for any repairs to property owned and/or maintained by the Association damaged by a property owner's project.
8. Approval of plans and specifications is not authorization to proceed with Improvements on any property other than the property reviewed by the Committee and owned by the Applicant.
9. Approval of plans and specifications is not authorization to revise the original drainage system installed by the Builder and approved by the City.
10. Applicant understands and agrees that Applicant must comply with all of the provisions of the Guidelines/Standards.
11. All of the provisions of the Guidelines/Standards (including, but not limited to, the Conditions of Approval) are the provisions of the governing documents regarding Design/Architectural Review; and are incorporated herein by this reference. The applicant has read and understands all provisions and agrees to comply therewith. Approval of plans is subject to and does not constitute a waiver of the terms and provisions of the Association's Declaration, Supplemental Declaration, Guidelines/Standards, Rules and Regulations or other Operative/Governing Documents. Any violation of the Governing Documents must be corrected upon notice of violation.
12. In the event that the City and/or County requires modifications to the plans and specifications previously approved by the Committee, the Owner shall submit to the Committee all modifications to the plans. The Committee shall have the right to review and impose further conditions on such modifications which are not inconsistent with the requirements imposed by the City and/or County. The Committee shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the City and/or County. The Committee shall have the right to impose conditions of approval of proposed Improvements which are more restrictive than conditions as may be imposed by the City and/or County.
13. It is the responsibility of the requesting owner to obtain all appropriate signatures on the Neighbor Awareness form INCLUDING revised signatures for any later changes to the improvements reflected thereon. Any failure to obtain all appropriate signatures could render an approval from the committee void.
14. Failure to comply with and satisfy all procedural requirements for an application may void approval.

**Mail Application To:**

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION  
C/o KEYSTONE PACIFIC PROPERTY MANAGEMENT  
3155-D SEDONA COURT, SUITE 150  
ONTARIO, CA 91764  
ATTENTION: ARCHITECTURAL**

**Accent Color Options**

1. DEC755 Cocoa
2. DE6034 Raisin in the Sun
3. DEA158 Northern Territory
4. DEC756 Weathered Brown
5. DEA176 Iron River
6. DE6048 Pine Cone
7. DE6049 Chaps
8. DE6063 Black Walnut
9. DEC712 Briar
10. DE6028 Dark Ruby
11. DE6314 Dark Pewter
12. DEA148 Sunken Ship
13. DE6021 Outer Boundary
14. DE6342 Blue Steel
15. Charcoal Smudge

**LOS SERRANOS RANCH  
COMMUNITY ASSOCIATION  
REQUIRED WITH PAINTING APPLICATION**

**NEIGHBOR AWARENESS NOT  
REQUIRED FOR PAINT**

- Front Door & Shutter Option**
- Option 1  Option 9
  - Option 2  Option 10
  - Option 3  Option 11
  - Option 4  Option 12
  - Option 5  Option 13
  - Option 6  Option 14
  - Option 7  Option 15
  - Option 8

**UPDATED COLOR SCHEME  
SCHEME # THREE**

I understand that ALL exterior paint approved by the Architectural Committee must be completed according to the color diagram as approved by the committee. No alterations to color scheme specified in the diagram below will be accepted. Factory painted garage doors installed after painting must be painted to adhere to approved color scheme. I am aware that any deviation from the approved plan may result in repainting my home so that it adheres entirely to the color schemes approved by the Los Serranos Ranch Community Association Board.

I have read and understand the paragraph above.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Homeowner

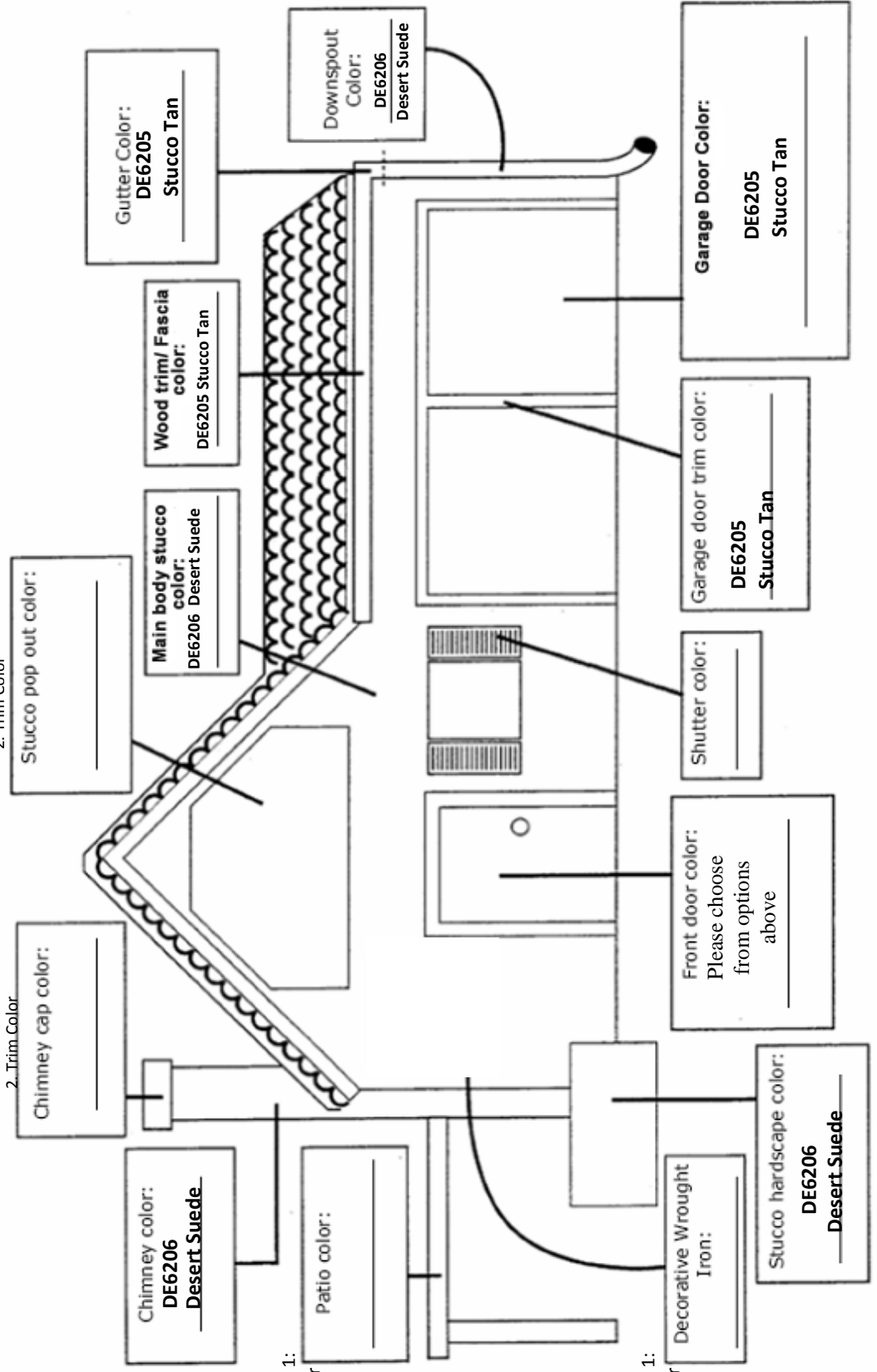
*Indicate the name and number of the paint color in the appropriate boxes.*

Please Choose 1:  
1. Stucco Color  
2. Trim Color

Please Choose 1:  
1. Stucco Color  
2. Trim Color

Please Choose 1:  
1. Stucco Color  
2. Trim Color  
3. Paint White

Please Choose 1:  
1. Stucco Color  
2. Trim Color  
3. Paint White



Chimney color:  
**DE6206**  
Desert Suede

Patio color:  
\_\_\_\_\_

Chimney cap color:  
\_\_\_\_\_

Stucco pop out color:  
\_\_\_\_\_

Main body stucco color:  
**DE6206**  
Desert Suede

Wood trim/ Fascia color:  
**DE6205**  
Stucco Tan

Gutter Color:  
**DE6205**  
Stucco Tan

Downspout Color:  
**DE6206**  
Desert Suede

Front door color:  
Please choose from options above  
\_\_\_\_\_

Shutter color:  
\_\_\_\_\_

Garage door trim color:  
**DE6205**  
Stucco Tan

Garage Door Color:  
**DE6205**  
Stucco Tan

Stucco hardscape color:  
**DE6206**  
Desert Suede

Decorative Wrought Iron:  
\_\_\_\_\_

# Los Serranos Ranch



**SUBDIVISION:** Los Serranos Ranch

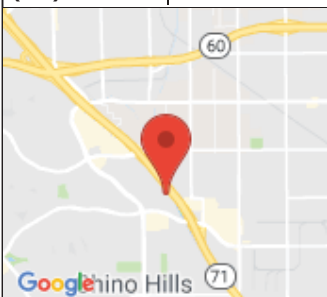
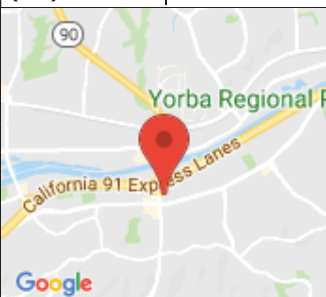
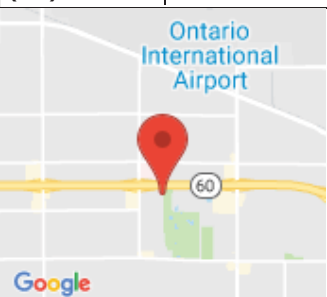
**LOCATION:** Chino Hills, CA, 91709

**Scheme 3**

	<b>DE6207 Egyptian Sand</b> Siding
	<b>DE6205 Stucco Tan</b> Fascia/Trim/Garage Door/Wrought Iron
	<b>DEA158 Northern Territory</b> Front Door/ Shutters
<b>DE6206 Desert Suede</b> Body	

**NOTES TO HOMEOWNERS:**

**COLOR DISCLAIMER:** These color chips are produced as accurately as possible; however, actual paint colors may vary from these samples and from batch to batch. Paint colors are affected by many factors, including lighting, age, type of finish, type of surface, and adjacent colors. Some colors may require more than one coat for complete coverage. If final color appearance and color matches are critical, paint should be sampled on the actual surface before full application. Application of the paint constitutes acceptance of the color. Dunn-Edwards assumes no responsibility for color after application.

<h2>Courtesy Discount*</h2>	<b>CONVENIENT DUNN-EDWARDS STORE LOCATIONS</b>	
<p>Provide this account number and save up to 37% off LIST PRICE on Dunn-Edwards manufactured paint products.</p>	<p><b>Chino Hills - 165</b> 3570 Grand Ave #A (909) 315-5070</p> 	<p><b>Anaheim Hills - 179</b> 5725 E Santa Ana Canyon Rd (657) 221-3009</p> 
<b>188526-000</b>	<p><b>Ontario - 059</b> 2401 S Vineyard #A (909) 923-5994</p> 	

**COLOR USE ADVISORY:** The color schemes presented are based on original color specifications approved by your community. Your community's color standards may have changed. Before undertaking your painting project, it is recommended that you seek approval of your color selections from the appropriate governing body for your community.

**(888) DE PAINT®**  
**dunnedwards.com**

\*Courtesy discount valid at Dunn-Edwards stores only. Offer not valid at Independent Paint Dealer locations, as other discounts may apply.



**THE #1 CHOICE OF PAINTING PROFESSIONALS®**