

a. Open Space Fire Fuel Modification at Residential Land Use Edge – (See Exhibit V.29)

The Riverside County Fire Code requires a Fire Fuel Modification Zone be maintained along residential edges at natural open space areas. A Fire Fuel Modification Zone shall be established that is a minimum of seventy feet (70') wide or one hundred feet (100') depending on an open fence or solid masonry community theme wall, and is measured from the rear of the dwelling unit to undisturbed open space land.

The Fire Fuel Modification Zone shall be composed of four landscape zones. Zone 1, closest to the homeowner property line, shall be planted with drought tolerant, low fire fuel generating sub-shrubs and groundcover. In addition, Zone 1 will be irrigated with a permanent irrigation system providing one hundred percent (100%) vegetation which has been selectively removed and thinned. Zone 2 will have seventy percent (70%), Zone 3 will have sixty percent (60%), and Zone 4 will have fifty percent (50%) of the native plant material selectively removed per the following guidelines:

- Selectively remove highly flammable plant species
- Selectively thin out large, dense groupings of plant materials
- Remove plant material in a manner that will promote a natural appearance to fuel modification areas.
- Provide masonry wall or open tubular steel fence at residential property line adjacent to open space area.
- Maintenance of fuel modification area shall be maintained by the Community Association.

b. Park at Residential Land Use Edge

The landscape buffer zone along the southern edge of the Community Park site will have a ten foot (10') minimum width. This boundary features a community theme solid wall, due to the up-slope condition of the adjacent homes.

Park at-grade landscape development zones will be planted with evergreen background and deciduous accent trees with shrub and groundcover planting to become a dense screen or buffer between land uses.

Residential up-slope condition landscape development zones will have evergreen background and deciduous accent trees clustered near property lines and shrubs located sufficiently down slope so as not to obstruct, but to enhance views.

6. Community Walls and Fences

Walls are a major component in achieving an overall community theme at Renaissance Ranch. A strong cohesive appearance is achieved through the use of "Community Walls" and general overall wall guidelines.

Refer to the Community Wall and Fencing Plan (See Exhibit V.30)

Exhibit V.27a Pedestrian Keyed Access Gate 1

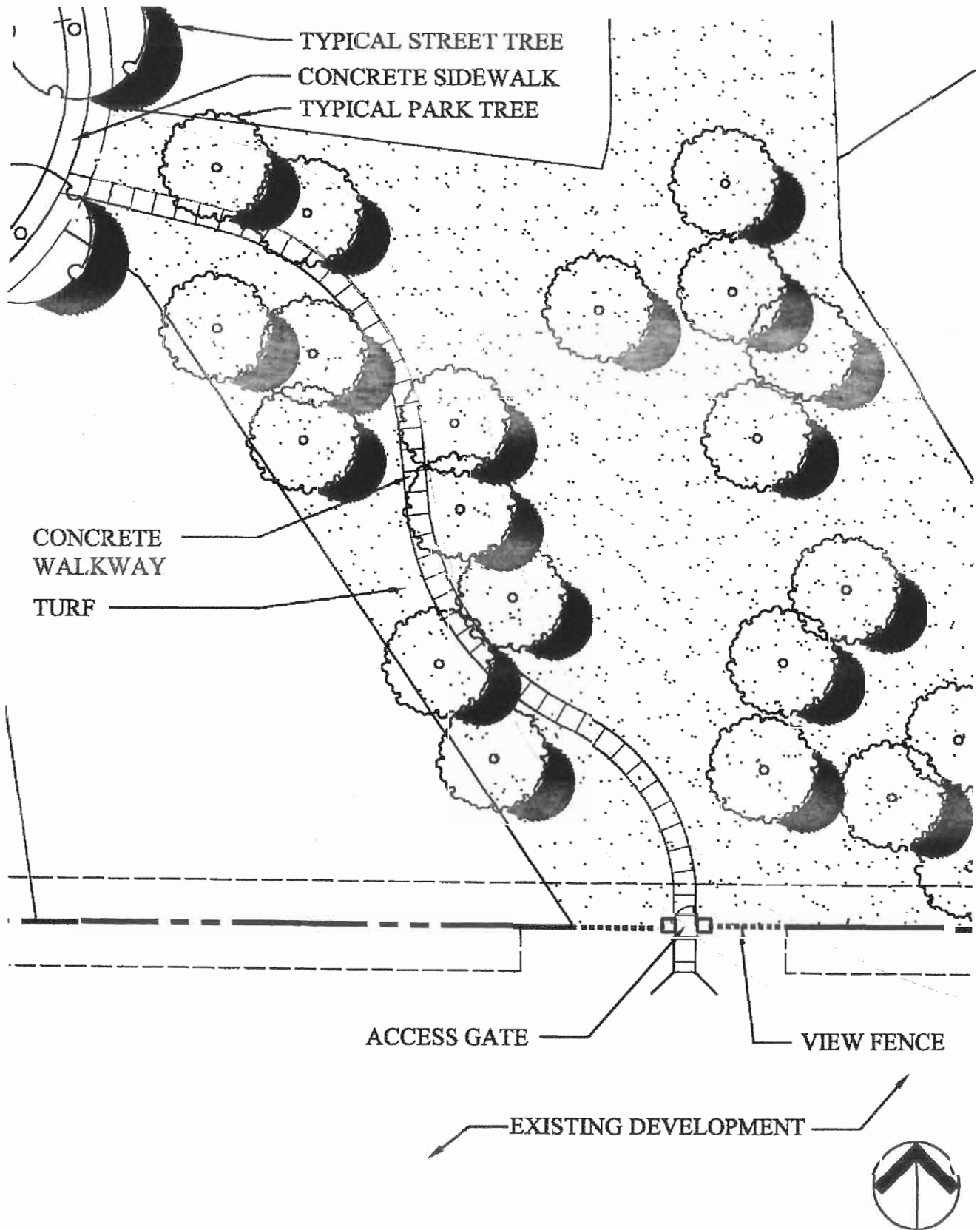


Exhibit V.27b Pedestrian Keyed Access Gate 2

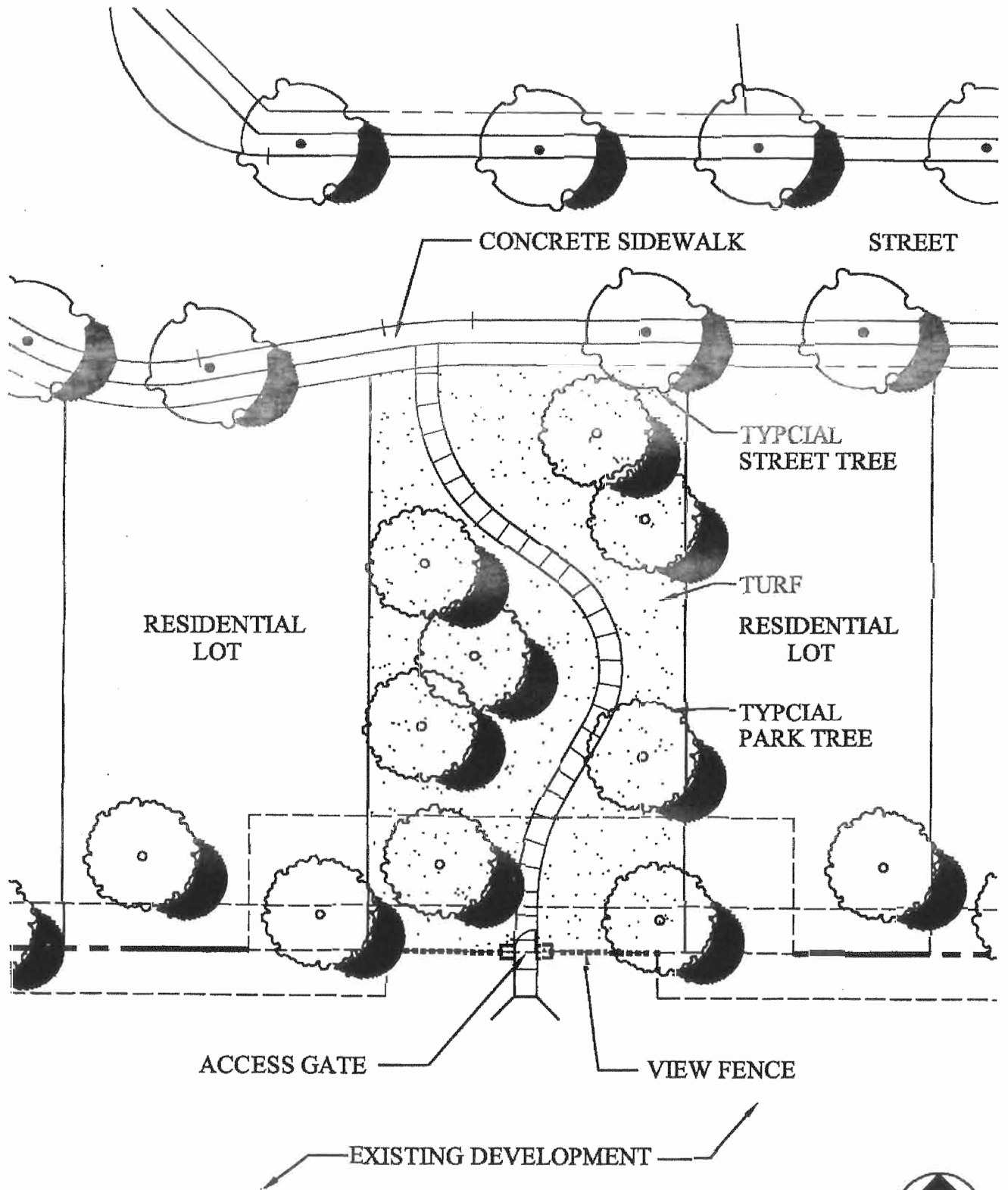
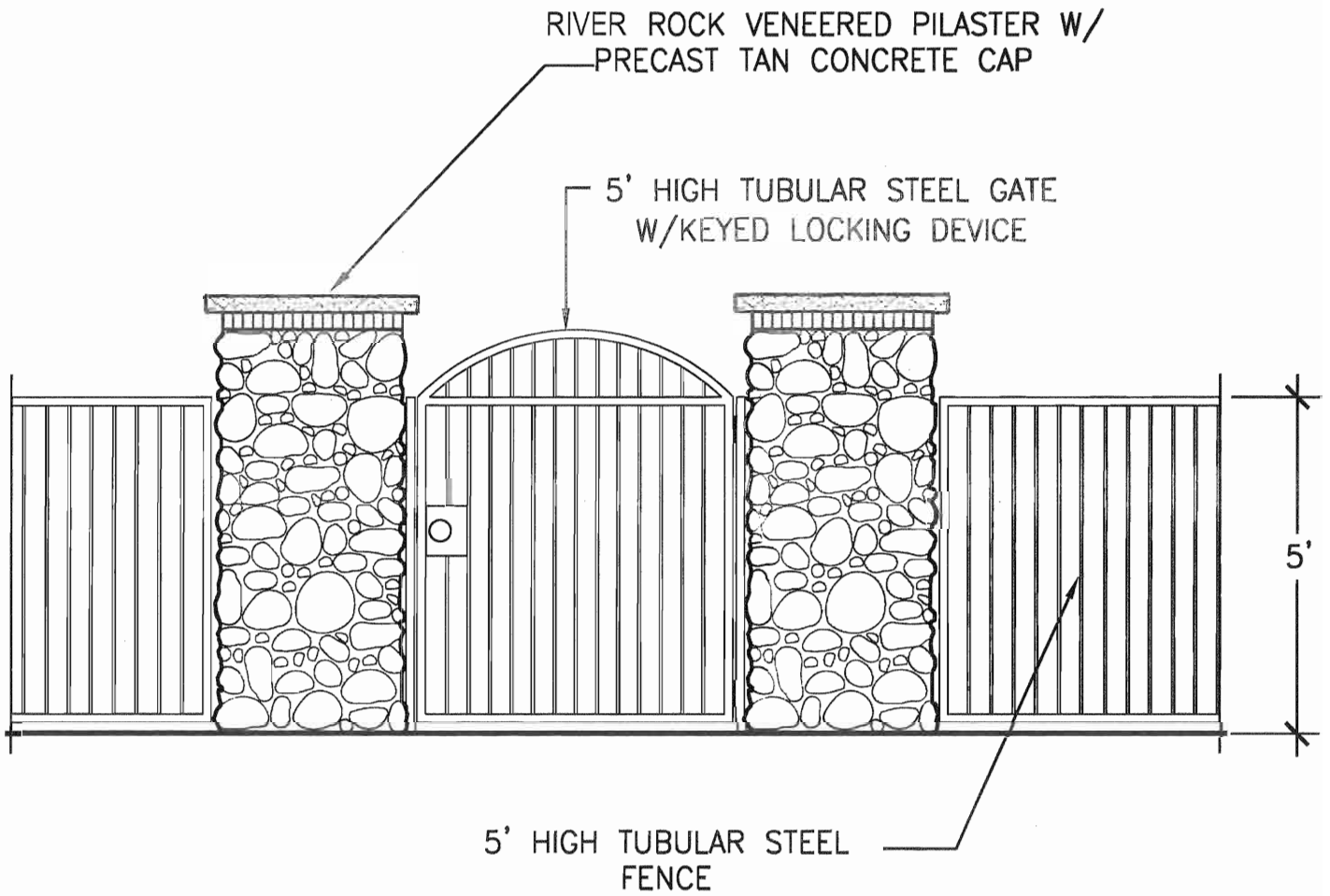
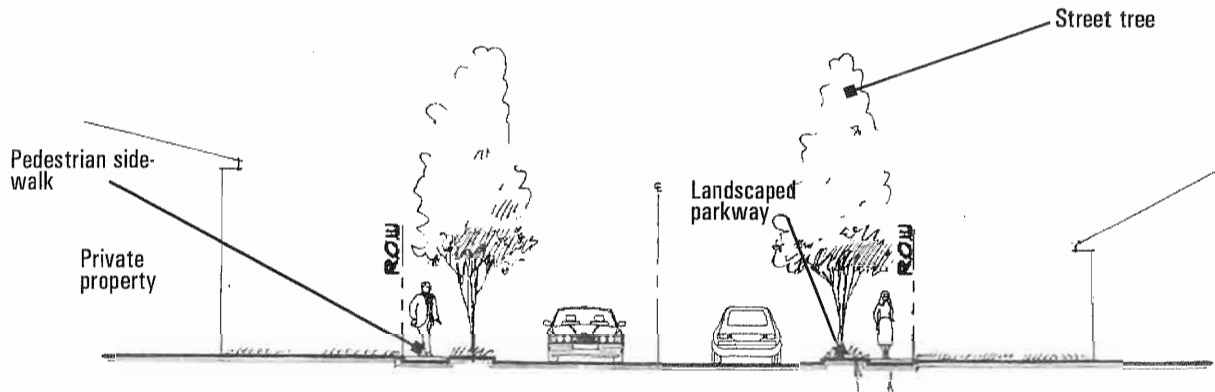


Exhibit V.27c Pedestrian Keyed Access Gate Elevation



Elevation

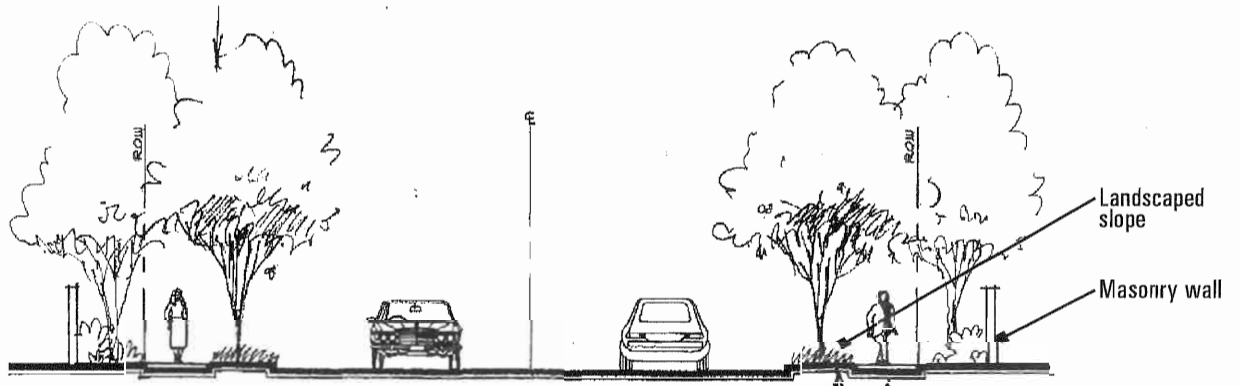
Exhibit V.28 Typical Community Streetscape



Typical Community Streetscape

Local Road

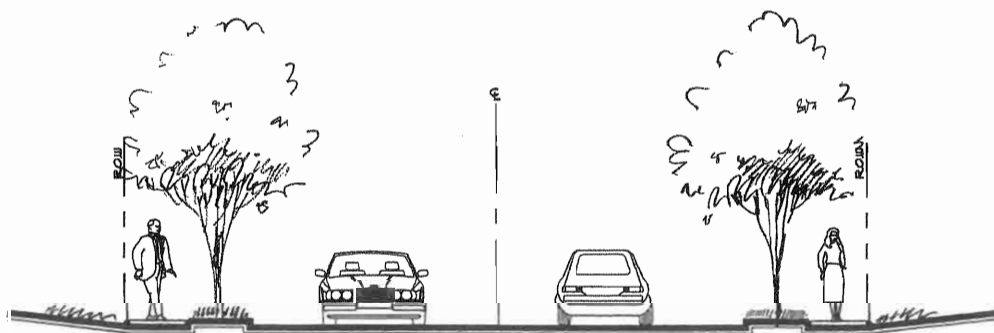
56' Right of Way



Typical Community Streetscape

Local Road

60' Right of Way (at grade)



Typical Community Streetscape

Local Road

60' Right of Way (slope edge)

Exhibit V.29 Open Space Fuel Modification at Residential Land Use Edge

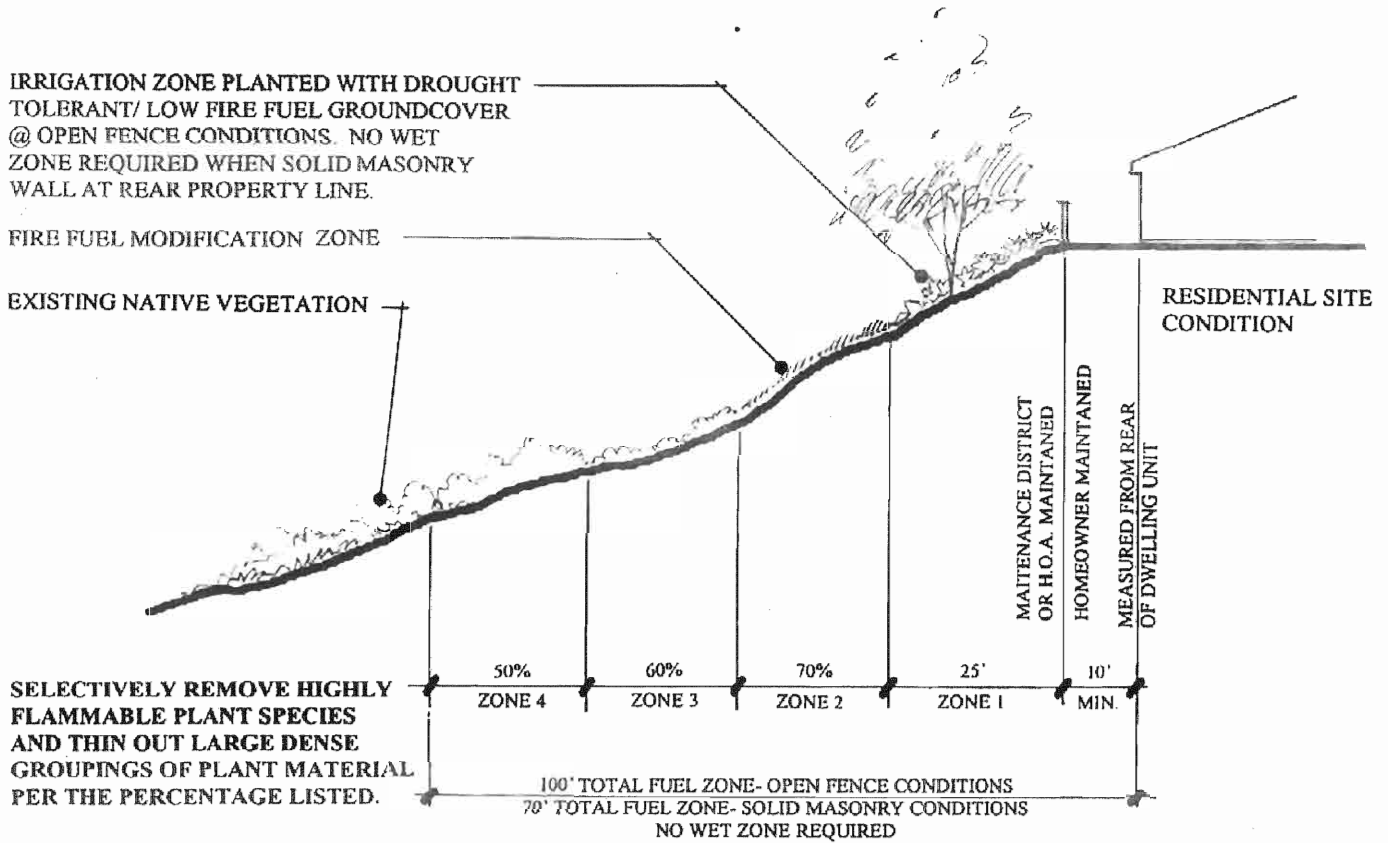


Exhibit V.30 Community Wall and Fence Plan



Legend

-  Community Theme Wall
-  Sideyard Masonry Wall
-  Tubular Steel View Fence
-  6' Height Masonry Block Wall
-  8' Height Masonry Block Wall
-  6' Masonry Wall Atop 2' - 4' Earth Berm

All walls which adjoin community streetscenes shall be located entirely within the streetscene parcel allowing for common maintenance by the Community Association. Such walls shall be termed "Community Walls" and shall be designed and installed in accordance with the Community Wall elevations.

Specifically excluded are residential rearyard and sideyard situations not adjoining a street or common use area; single family frontyard enclosure fencing; and perimeter fencing.

a. Solid Wall (See Exhibit V.31)

Where privacy or protection of common area views dictate, a solid masonry wall with pilasters shall be used. Pilaster construction of twenty four (24") square column block shall occur at all property lines, changes, in vertical and horizontal direction and at other intervals appropriate to the length of wall run. When designated to be installed on the property line between two (2) residential properties, the center line of pilaster should be positioned on the property line with a one inch (1") square permanent marker denoting the property line location for homeowner fence alignment purposes.

b. Open/View Wall Requirement (See Exhibit V.31)

Where view opportunity exists and where the visual protection from common maintenance areas is assured, an open or view wall may be used. In order to maintain the design integrity of the community theme wall, the open/view wall should not be used along the community streetscapes. The open view wall will consist of block and wrought iron.

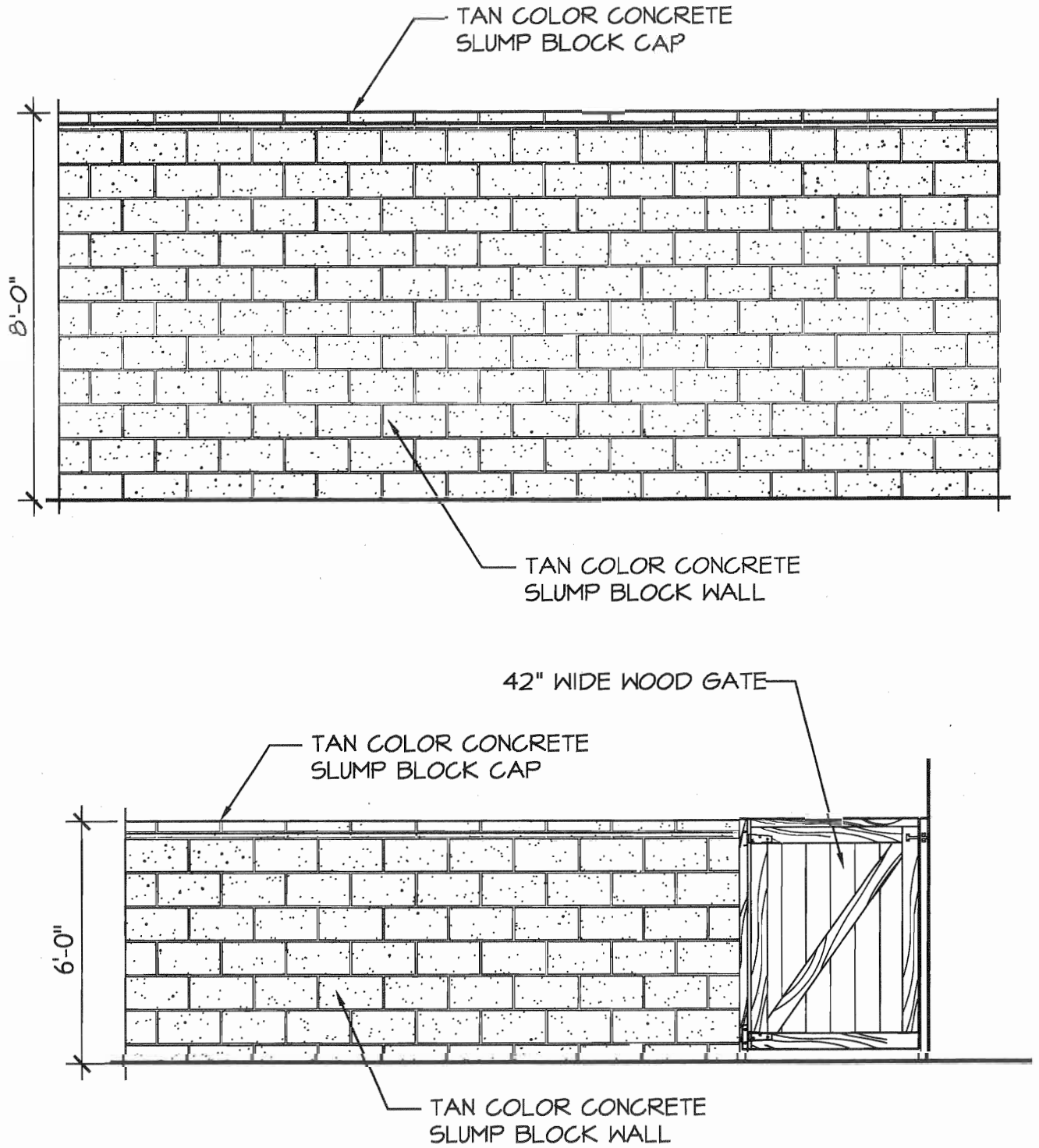
c. Neighborhood Walls

Neighborhood walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls shall be constructed of masonry materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to the railing and cap details.

d. Wall Locations

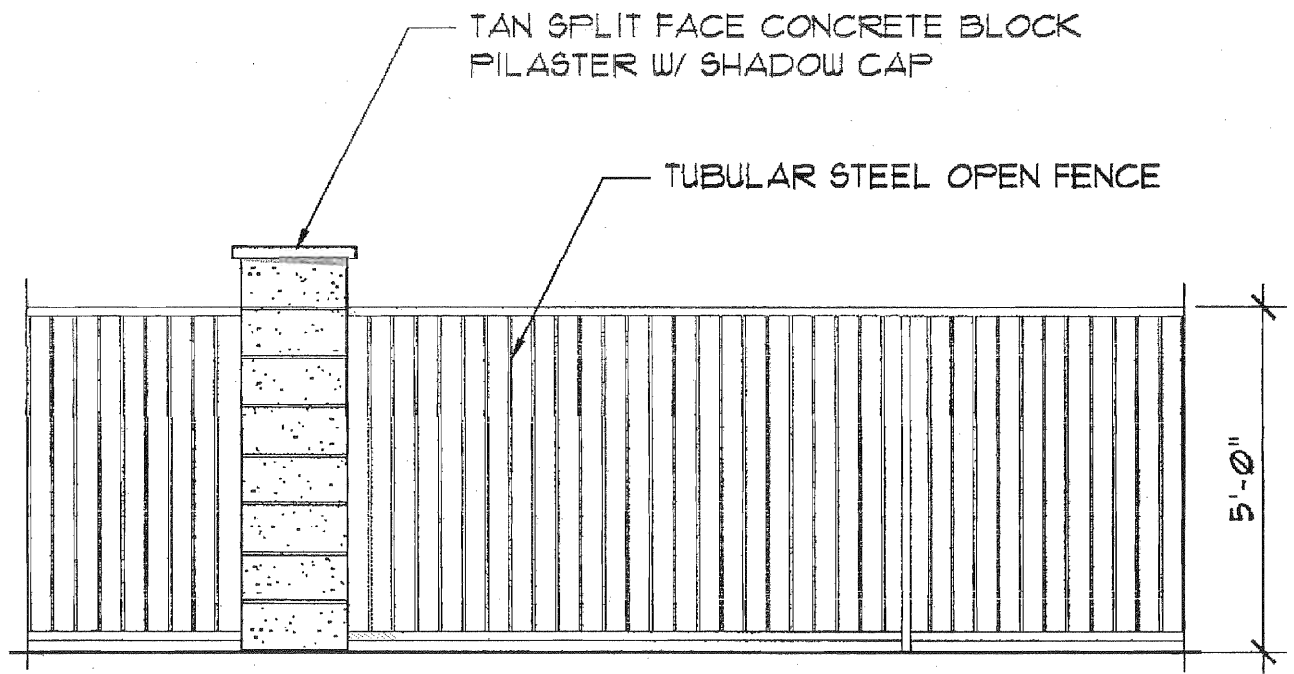
Walls may be constructed in the following areas provided that no wall shall be constructed within the street right-of-way.

Exhibit V.31 Community Wall and Viewfence Details



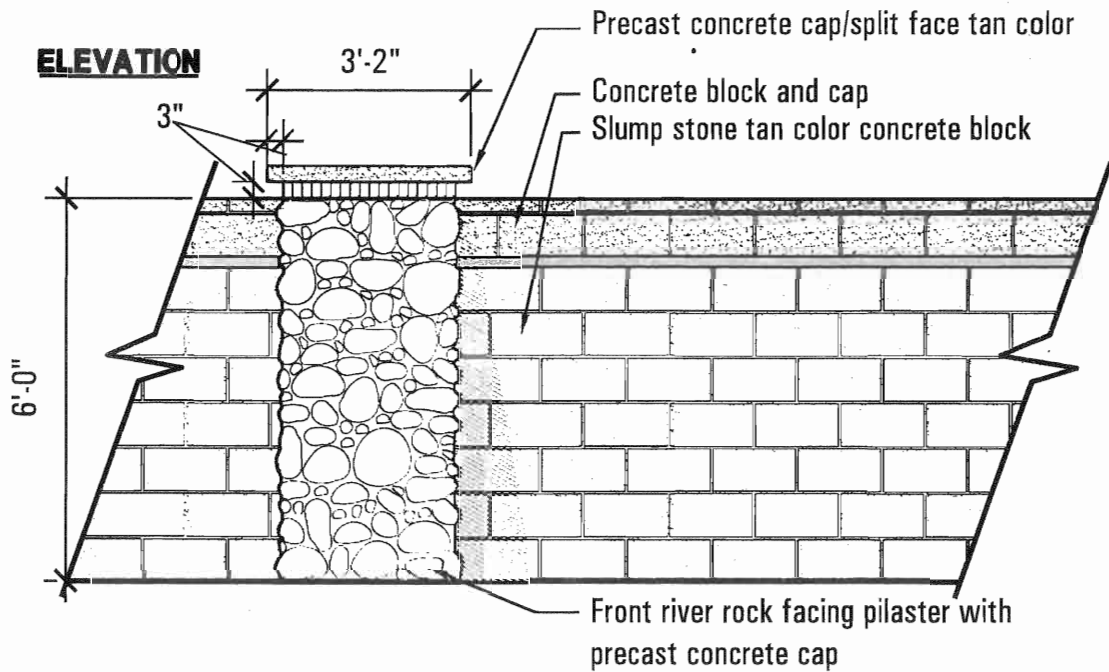
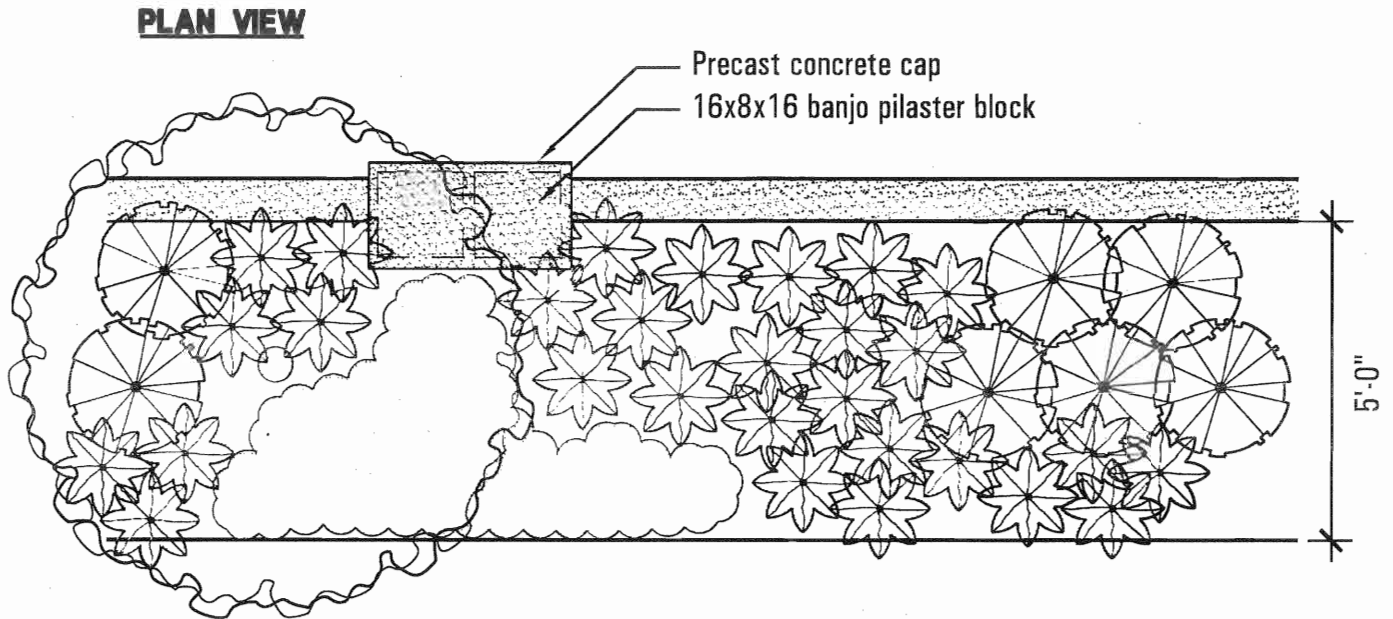
Masonry Block Walls

Exhibit V.31 Community Wall and Viewfence Details (cont.)



Tubular Steel View Fence

Exhibit V.31 Community Wall and Viewfence Details (cont.)



Community Theme Solid Wall

1) Interior Neighborhood Streetscene Walls

A uniform solid wall designed to reinforce the architectural setting while remaining compatible with the previously described "Community Wall" Program should be utilized at all residential corner lot side yards parallel to or viewed from public streets. The visual integrity of the overall community and neighborhood streetscene will, therefore, be protected.

2) Open View Wall Application

Where interior lot view opportunities exist without a privacy conflict, an open view fence or wall may be appropriate. Such a view fence shall be compatible with the architectural setting.

3) Residential Uses

Walls are permitted in any rearyard, sideyard, or in the frontyard. Exception: Walls may not be erected within the street right-of-way.

f. Wall and Fence Heights

1) Residential Uses

The following wall heights are permitted provided that no wall exceeds five feet six inches in height. Privacy walls should be a minimum of five foot (5') in height.

- a. Front: A maximum Three foot (3') high wall shall be allowed in the front set back area subject to review and approval of the Master Homeowner Association – Design Review Committee.
- b. Two-sided walls shall be used whenever visible from a public or private street.

2) Pool Code

All walls shall conform to the applicable State of California or County of Riverside pool code fencing requirement, whichever is more stringent.

g. Wall and Fence Materials and Colors

All walls shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design.

1) Neighborhood Streetscene

Permitted Wall Materials: Stone veneer, stucco (including stucco covered block), masonry, brick, slump block, and block/wrought iron combination, are acceptable.

a. Prohibited Wall Materials

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

b. Color and Special Wall and Fence Treatments

Walls may be left natural or covered with stucco, except plain precision concrete block must 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.

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.

h. Special Wall and Fence Regulations

- 1) A six foot high masonry wall shall be constructed on each property line prior to development of any commercial, industrial, or business related use that adjoins any parcel specifically zoned for residential use or designated for open space.
- 2) A six foot (6') high masonry wall shall be constructed on any project boundary line where the adjacent property is zoned for a lower residential density than that zoned in which the project is located.
- 3) All 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.
- 4) Long walls should be broken up with landscaping – particularly vines and espaliered shrubs. When possible, a three foot (3') minimum space should be left between paved areas and walls to allow for landscaping.
- 5) Noise wall heights and locations shall be in accordance with the noise assessment and subsequent approval from the Riverside County Health Department-Industrial Hygiene Division (letter dated 4/21/04).

7. Lighting

All streets in Renaissance Ranch shall have uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Lighting fixtures shall be well