

**A Guide for Owning Property in Arrowhead Woods**  
**Including**  
**Architectural Guidelines for**  
**Construction in Arrowhead Woods**  
**Forest Management and Tree Care**

***Prepared by:***  
**Arrowhead Woods Architectural Committee, Inc.**  
A California Non-Profit Public Benefit Corporation  
P.O. Box 2026  
Lake Arrowhead CA 92352  
909.336.2755  
909.336.1016 Fax  
[www.awac.biz](http://www.awac.biz)  
[info@awac.biz](mailto:info@awac.biz)

Revised 2020  
Policies and Procedures are subject to change  
by Arrowhead Woods Architectural Committee, Inc.

## Table of Contents

Preface - The Role of the Committee .....	Page 4
AWAC - History, Authority, Organization.....	Page 5
Policy Statement .....	Page 6
Corporation Grant Deed .....	Page 7
Tree Trimming and Removal.....	Page 8-10
Construction and Site Development.....	Page 11
Application and Review Procedure .....	Pages 12, 13
Checklist of Required Drawings .....	Pages 14, 15
<b>General Information/Requirements for Exterior Modifications</b>	
Additions.....	Page 16
Decks .....	Page 16
Decorative Corbels.....	Page 16
Driveways and Parking.....	Page 16
Electrical Service Panels.....	Page 17
Fences and Other Barriers .....	Page 17
Fire Hazard Abatement .....	Page 17
Fireplace Stacks.....	Page 18
Garage Doors.....	Page 18
Hardscape .....	Page 18
House Numbers .....	Page 17
Landscape.....	Page 18
Modular Homes .....	Page 18
Painting Existing House .....	Page 18
Pergolas, Gazebos, Tree Houses .....	Page 18
Retaining Walls .....	Page 18
Roads .....	Page 19
Roof Pitch, Color and Material .....	Page 19
Roofing Existing House .....	Page 19
Sheds .....	Page 19
Short Term Rental Properties.....	Page 19
Siding Existing House .....	Page 19
Stairs .....	Page 19
Tree Trimming & Removal .....	Page 20
Permit Application and Plan Review Fee Schedule .....	Page 21, 22
Deposit Refund Request .....	Page 21

Fines.....	Page 22
Project Completion .....	Page 22
Unauthorized Tree Work .....	Page 23
Minimum Setbacks and Square Footage .....	Pages 24-27
Drawing Samples	
Topographic Survey .....	Page 28
Artist Rendering.....	Page 29
Front and Right Elevations .....	Page 30
Rear and Left Elevations .....	Page 31
Floor Plan .....	Page 32
Roof Plan.....	Page 33
Corbel Design.....	Page 34
Trees	
Fuel Reduction Plan .....	Pages 35, 36
A Guide to Preserving Trees .....	Page 37
Tree Protection Plans – During Construction .....	Page 38 – 42
TPP#1 – Whole Tree Protection.....	Page 38
TPP#2 – Trunk Protection .....	Page 39
TPP#3 – Limb Removal .....	Page 39
TPP#4 – Raising or Lowering Grade.....	Page 40
TPP#5 – Root Pruning in Foundations, Footing and Trenches .....	Page 41
TPP#6 – Control of Insects in Conifer Debris.....	Page 42
Arrowhead Woods Boundary Map .....	Page 43

## Preface

This handbook is intended to provide guidelines for owning property in Arrowhead Woods, guidelines for residential construction, tree trimming, tree removal and other related topics in Arrowhead Woods to property owners, architects, building designers, contractors and others.

Arrowhead Woods consists of 4,886 acres of land surrounding Lake Arrowhead. The land is divided into approximately 10,000 parcels.

The Arrowhead Woods Architectural Committee is a California Nonprofit Public Benefit Corporation with broad powers dating from 1923 to enforce the covenants, conditions and restrictions (CC&Rs) attached to all properties in Arrowhead Woods.

Our purpose, and yours, should be to maintain the quality of design, certain minimum living space requirements, attractiveness, individuality, harmony with surrounding houses, energy conservation, and many other factors, which protect and enhance property values in Arrowhead Woods.

Certain house designs found in older sections of Lake Arrowhead may not be permitted. The Committee may withhold approval of certain concepts to avoid the appearance of an excessive number of identical or production houses.

Owners who contemplate new construction should consider the unique mountain environment, the different setting, lot size, orientation, trees, topography and the neighborhood. A desert or beach design probably is not harmonious with, or appropriate for Arrowhead Woods.

The Committee has the authority and responsibility to maintain and manage the trees in Arrowhead Woods in a way consistent with aesthetics, a healthy forest and the requirements of fuel hazard reduction.

Properties that are not maintained in a neat and orderly manner, have dead or hazardous trees or have not cleared their weeds and pine needles should be reported to the County of San Bernardino Code Enforcement Division at 909-884-4056.

## **AWAC History, Authority and Organization**

In December, 1923, *Architectural Record* reported, "Much glorious scenery in California and elsewhere has been ruined by haphazard building. The original developers of Lake Arrowhead had the wisdom to insure a general unity in design of buildings, public and private, by appointing an architectural committee whose duty it is to enforce a standard of construction and conformity to an established ideal."

Early deed restrictions described permissible site development, architectural standards, building size and control over trees and provided for enforcement by an architectural committee.

The Arrowhead Woods Architectural Committee (AWAC) holds this legacy of responsibility and authority. A California Nonprofit Public Benefit Corporation, AWAC is an independent organization with broad powers to enforce the Covenants, Conditions and Restrictions (CC&Rs) attached to every property in Arrowhead Woods.

The developer declares CC&Rs for properties within a particular tract. Thus, no single declaration applies to all properties in Arrowhead Woods. CC&Rs are filed, become part of county records, and establish restrictions on the use of properties within the tract. These may include building setbacks, minimum house size, utility easements, private road easements, decisions on tree trimming and cutting and other restrictions intended to prevent unattractive dwellings or offensive conditions which might diminish the value of property within the tract. All exterior modifications, including but not limited to, new houses, additions, remodels, carports, garages, fences, sheds, gazebos, hardscape, retaining walls, decks, stairs, painting, roofing, solar panels and tree trimming or removal require PRIOR approval from AWAC.

The Committee is made up of volunteer members who represent all property owners in Arrowhead Woods. An Executive Director provides continuity of operation and carries out administrative activities. The Committee also contracts the services of an onsite inspector.

AWAC is not part of the Arrowhead Lake Association (ALA), which administers the Lake itself. It is not related to the San Bernardino County Department of Building and Safety which issues building permits.

AWAC strongly recommends as a first step in gaining permission to build, property owners determine if house plans are subject to requirements of a homeowners' association. It also recommends that they obtain AWAC approval of plans for construction or other development before applying for a county building permit to avoid additional building permit costs.

AWAC meets on the second and fourth Thursday of each month (except November and December, only the second Thursday during these two months). Call for meeting location and time. Applications for AWAC review must be filed eight days before the scheduled meeting.

## **Arrowhead Woods Architectural Committee Statement of Policy**

The purposes and procedures of the Architectural Committee are based largely on the Declaration of Restrictions recorded on tracts in Arrowhead Woods.

Of particular interest to property owners and their Architectural Committee, is the enforcement of covenants, conditions and restrictions to which they agree at the time the property is purchased. The Declaration of Restrictions endows the Committee with rights at law and in equity to proceed against any person in breach or violation of any of the CC&Rs or the reservations they contain.

The Declaration of Restrictions also sets out specific rights in addition to those existing at law. These Rights include AWAC's right to sue for correction of any breach or revision of title to the grantor as a result of breach or violations. The restrictions also contain language that allows AWAC to prosecute at law or in equity against any person or persons who have violated or attempt to violate any CC&Rs, to prevent or enjoin them from violating the CC&Rs and to remedy any such violation. The various declarations also describe other remedies available to AWAC and state that these remedies are cumulative and not exclusive.

The original Declaration established the Architectural Committee to serve the property owners by enforcing the standards that have helped maintain the community at its high level of quality. The CC&Rs provide generally that if legal action is necessary to enforce any of AWAC's provisions or decisions, it will be entitled to recover damages plus costs and attorney fees. AWAC's position has been that when it is required to enforce its rules, it will seek payment of damages and attorney fees. AWAC believes property owners should not have to pay the costs of insuring that prospective neighbors abide by the rules. It also provided that in any proceeding to enforce or to restrain a violation of provisions of the CC&Rs, the prevailing party shall be entitled to recover reasonable attorney's fees.

The Committee seeks to protect the rights of all property owners in order to benefit the entire community. The commitment of each and every property owner and prospective property owner to this goal will assist the Committee in protecting and preserving the quality of the community as we know it.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

### Corporation Quitclaim Deed

AMx I. R. S. 8

400-A 10-51

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ARROWHEAD MUTUAL SERVICE COMPANY,**

a corporation organized under the laws of the state of **California**, does hereby

REMISE, RELEASE AND QUITCLAIM to the respective record owners of the land hereinafter described in severalty, and upon the same tenure as their respective interests may appear of record in the office of the County Recorder of San Bernardino County, county of **San Bernardino**, state of California, described as:

All of Grantor's right, title and interest in and to all of the trees and all of the roots, branches and parts thereof, growing on or that may hereafter grow, stand or be upon any subdivision lot or lots lying within those portions of the lands and real property surrounding and adjacent to "Lake Arrowhead" in said County, and located in Township 2 North, Range 3 West, SAN BERNARDINO MERIDIAN, as disclosed by subdivision maps of such area or any portion thereof, recorded in the office of the County Recorder of San Bernardino County.

PROVIDED, however, that the Grantees herein nor any of them will not cut down, remove or alter any living tree unless first approved by an Architectural Committee appointed by the Grantor herein, its successors or assigns.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its \_\_\_\_\_ President and \_\_\_\_\_ Secretary thereto duly authorized.

Dated: July 1, 1965  
By [Signature] President  
By [Signature] Secretary

STATE OF CALIFORNIA  
COUNTY OF

San Bernardino ) SS.

On July 1, 1965 before me the undersigned, a Notary Public in and for said County and State, personally appeared [Signature] known to me to be the \_\_\_\_\_ President, and [Signature] known to me to be the \_\_\_\_\_ Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal  
SEAL  
(Seal) [Signature]  
AUDREY S. CAMERON  
Notary Public in and for said County and State  
AUDREY S. CAMERON  
My Commission Expires May 16, 1969.

SPACE BELOW FOR RECORDER'S USE ONLY

447  
RECORDED  
Title Insurance And Trust Company  
JUL 7 8 57 AM '65  
BOOK 6425 PAGE 729  
OFFICIAL RECORDS  
SAN BERNARDINO COUNTY CALIF.  
Sec. P. B. Garcia

n o/k

END OF DOCUMENT

05040

447

## Tree Trimming and Removal

The CC&Rs and the Corporate Quitclaim Deed give explicit control of the trees in Arrowhead Woods to AWAC. **Property owners must receive AWAC approval before removing, pruning, shaping or in any way altering trees 6-inches or more in diameter (measured 4 ½ feet above the ground) in Arrowhead Woods.**

Applications for tree trimming or removal may be obtained on line at [www.awac.biz](http://www.awac.biz) or by calling the office at (909) 336-2755. Upon receipt of the application, two copies of a detailed plan for tree trimming/removal (the plan may consist of a drawing or a written description of the proposed removal/trimming) and applicable fee, an inspector will review your request and you will receive written notification of the decision within fifteen (15) days. If approval is granted, a permit card will be issued. Permit card must be posted at the job site. **If you have a hazardous situation, please contact us immediately to expedite the process.**

The property address must be clearly identified on the property and trees proposed for removal and/or trimming must be marked. In some instances, identification of property corners by a Licensed Surveyor may be required. An inspector may want to meet you or your contractor on-site to discuss the proposed tree removal/trimming.

In some cases, an arborist report may be required to ascertain the health and stability of a tree. Upon receipt of the arborist report, a final decision regarding the tree will be made.

Trees are a vital part of the flora, fauna, and beauty of the Arrowhead Woods area. Trees provide shelter and food for wildlife, including, insects, birds and mammals. Trees provide shade, oxygen, conserve energy, and help to prevent water pollution and soil erosion. Trees muffle sounds, mask unsightly views, absorb dust and wind, and reduces glare and UV-B exposure. Trees increase property values. It is for these reasons that AWAC is committed to preserving the forest of Arrowhead Woods.

Subject to the provisions of the Covenants, Conditions & Restrictions (CC&Rs) and the Corporation Quitclaim Deed, prior consent of the committee is required before property owners remove, prune, shape or in any way alter trees within Arrowhead Woods. The committee may impose a damage assessment for any unapproved removal, pruning, shaping or in any way altering trees within Arrowhead Woods.

Due to the wide variety of trees, location, conditions and other mitigating factors, determining a damage assessment for unapproved tree trimming or removal may be difficult to assess. Therefore, the following procedure is implemented to calculate the damage assessment in a fair and reasonable manner giving the property owner every opportunity to defend their actions.



## Section 1. Hearing

The owner of said property will be given at least (15) fifteen days written notice of (i) the hearing date set for consideration by AWAC of imposing a damage assessment and (ii) reasons therefor. The owner or counsel for the owner may appear at said hearing and provide a defense and/or evidence regarding the matters resulting in the notice of the hearing.

## Section 2. Damage Assessment

The following guidelines are established for damages assessed for trees which have been removed, pruned, shaped or in any way altered without prior consent. The following amounts are the maximum amount that can be imposed. The committee may impose a lesser assessment taking into consideration the health of the tree, the location, hazards presented by the tree, requirements or recommendations by insurance carriers and/or government entities, in writing, and defense and/or evidence provided by the owner.

### 1. Unauthorized Tree Removal

The diameter of the tree is measured at 4 ½ feet above the ground from the lowest point of the exposed trunk. In instances where the tree has been removed completely, the diameter of the remaining stump will be used to determine the size.

<u>Size in Diameter</u>	<u>Amount Per Tree</u>
6 to 12 inches	\$5,000
13 to 24 inches	\$10,000
25 inches or more	\$20,000

Assessed Damages will be doubled for any tree removed to enhance or create a lake view.

### 2. Trees pruned, shaped or in any way altered without AWAC approval

Assessed damages will be calculated by the number of branches pruned, shaped or altered on a per branch basis. The tree will be assessed for the number of branches removed and as assessed damage will be given to each branch as follows:

\$100 per branch or  
\$500 per branch if the pruning, shaping or altering was done to enhance or create a lake view.

### Section 3. Expenditure for Damages Recovered

1. Expended for restoration of trees on the specific property if possible.
2. Education, reforestation and forest protection of the forest in the tract where the damage occurred.
3. Protection of forest in Arrowhead Woods
4. Reimbursement to committee for costs incurred.

Tree work on lakefront property and within the Arrowhead Lake Association (ALA) Reserve Strip or Reserve Strip Addition (the Shoreline owned by the ALA) must also be reviewed by ALA. They may be reached at 909-337-2595.

Guidelines for tree protection of trees involved in construction work are provided elsewhere in this handbook, beginning on page 37.

**No trees shall be cut or earthwork begun until plans have received final approval from the Committee.**

## Construction and Site Development

The unique mountain environment dictates certain characteristic building designs. However, it is within AWAC's broad powers to allow flexibility and variety consistent with the quality and character of Arrowhead Woods.

An undeveloped site has natural physical factors that are altered by development. The house should be designed as an integral part of the site, not an appendix, as a desirable, functional improvement. For this reason, gambrel and mansard roofs and geodesic domes are not allowed. Designs with excessive buildup are subject to rejection.

Building setback requirements must be determined before the proposed building can be located and oriented on the site. Setbacks in Arrowhead Woods may be more or less strict than those required by San Bernardino County. (A table of setbacks and minimum square footage requirements appears on pages 24-27.)

Planning, building design and site improvement are determined largely by topography. The building should be sited in relation to existing trees, access, off street parking, and driveway. If a garage is not included in initial construction, space may be set aside for future construction. A topographic plot map, prepared by a licensed surveyor or registered civil engineer is required.

(Refer to the sample topographic map on page 28 and checklist on pages 14 & 15 for requirements to be met.)

Variations and deviations from standard practice must be approved by AWAC. It is suggested that AWAC be asked for a preliminary review of any such departures before plans are submitted to the County.

**Legal ownership** - Verification of ownership will be necessary as a condition of approval. In some cases, the Committee may require further documentation regarding easements, property line adjustments, lot mergers, or other issues which seem to be questionable.

**Shoreline property** - Construction of docks and piers and related structures on the ALA Reserve Strip and Reserve Strip Addition must be approved by the Arrowhead Lake Association (ALA), owners of the Reserve Strip.

## Application and Review Procedure

AWAC recommends that the construction design and drawings be by a licensed professional. Accurate and carefully delineated presentations are essential to an unbiased assessment during design review. Poorly prepared and inaccurate drawings may be rejected. An example of properly prepared drawings is part of this handbook beginning on page 28.

Application forms are available by calling the AWAC office at (909) 336-2755 or online at [www.awac.biz](http://www.awac.biz). The AWAC Application Form and the Plan Application Agreement must be filled out completely and signed. The application form provides a checklist of information to be included.

An applicant may make an appointment to discuss a plan submission by calling the AWAC office no later than Wednesday of the week preceding the scheduled meeting. The plans will not be reviewed unless the site has been staked properly, and the drawings are complete. Failure to have the lot properly staked and marked will result in a re-inspection fee.

The property address shall be displayed at the site in a way to be clearly visible, but under no circumstances should a sign be nailed to a tree. A site check and field inspection will be carried out before the Committee considers construction plans. For this inspection, the corners of the lot shall be staked and flagged in orange by a licensed surveyor or civil engineer. House corners shall be staked in blue and any trees more than six inches in diameter and scheduled for removal, flagged in yellow. Terrain, existing trees, and trees involved in construction will be checked against the plot plan.

No trees are to be cut or trimmed or earthwork started until the Committee has approved the plans. When a proposed structure or improvement encroaches upon the drip line of a desirable tree, the owner must include a plan to provide for survival of the tree. Those trees proposed for removal are to be flagged in yellow. Under no circumstance is a contractor's sign or temporary power pole to be nailed to a tree. For additional information on the Fuel Reduction Plan and requirements for new houses and additions, see pages 35 and 36.

The Committee may file legal action and assess damages if trees are removed prior to approval, or if trees are removed contrary to the plan as submitted and/or if the trees are damaged during construction. Please see pages 8-10 for the damages assessment for trees which have been removed, pruned, shaped or in any way altered without prior consent or contrary to the approved plans.

**Action on Applications** – After review of plans, the Committee will either approve, approve conditionally or reject the application.

*Approved Plans* are stamped and signed by the Committee and mailed with a permit card to the applicant. The approved plans and permit card must be maintained at the building

site for inspection at any time. The other set of approved plans is retained at the AWAC office. Any modifications to the approved plans must be approved by AWAC prior to making changes in the field. The applicant has six months from the date of approval to begin the project. If construction is not started within six months of AWAC approval, it will be necessary to file for an extension of time. Please contact the AWAC office to explain the circumstances and apply for an extension.

*Conditionally Approved Plans* are plans that have minor deficiencies. The owner will be notified of the necessary changes required for approval. When the changes have been made, the plan may again be submitted for review.

*Rejected Plans* will be returned to the owner with a written notice of necessary corrections which must be made before any additional consideration of the proposed plan. The owner may submit corrected plans for consideration at any regular AWAC meeting. Resubmitted plans must be submitted by the Wednesday of the week preceding the scheduled meeting to be placed on the agenda.

*Optional Preliminary Review* – Plans may be submitted for preliminary review if there appear to be questions about an unusual design, building setback requirements, tree locations or other factors. The review will provide comments and suggestions about the proposed project. No vote is taken. There is no cost for a preliminary review; however, plans must be submitted by the Wednesday of the week preceding the scheduled meeting to be placed on the agenda.

## Required Drawings

For new homes, additions, and garages, the drawings must be no smaller than 18- by 24-inches, with 24- by 36-inch format preferred. The portfolio of drawings must include:

**Boundary and topographic map.** Scale 1/8 inch = 1 foot or 1 inch = 10 feet. (See example, page 23.) The map is to include this information:

- Name, address, email address and telephone number of record owner
- Legal description of lot and tract, and street address
- Street name, width, center line
- Date of survey
- North arrow with scale of drawing
- Surveyor's signature and license number
- Surveyor's notes and legend
- Bearing and distances of record and measurements
- Vicinity Map
- Size and species of trees six or more inches in diameter
- Notes and details for proper tree protection
- Contour lines at intervals of two feet vertical elevation, showing benchmark locations
- Easements and purpose
- County and record map setback lines
- Tops and bottoms of cut slopes
- Spot elevations at street curbs and edge of pavement
- Edge of existing pavement, access road, and street
- Detail or indicate by finish grades compliance with County Road Encroachment requirements for driveway and walls in road right-of-way
- Footprint of structures on adjacent lots and within 30 feet of setback lines
- Location of utility poles, wires, water meters, fire hydrants, manholes and other utility fixtures
- Show utility trenches plotted to avoid trees
- Footprint of proposed house, with roof overhangs, decks, patios, walls, fences and other improvements
- Dimensions from property lines to building walls
- Driveway and/or on-site flow lines, both existing and proposed
- Dimensioned and detailed parking spaces, minimum 9-feet by 19-feet, with driveway slopes indicated
- Location of proposed cuts and fills, indicating slopes and height of each
- Elevation of top and bottom of retaining walls
- Description of surface treatment of driveways and retaining walls
- Finish floor elevations
- All altered topographic lines

- Proposed culverts, splash walls, head walls, catch basins, and other drainage devices
- Proposed landscaping
- Rock outcroppings

**Exterior elevations.** Scale  $\frac{1}{4}$  inch = 1 foot or  $\frac{1}{8}$  inch = 1 foot (minimum). See examples on pages 14 and 15. Elevations should include:

- Call outs for all materials
- All roof pitches identified
- Call out of roofing material brand and color
- Identify finish floor elevations
- Decks, deck railings and posts
- Show all trim
- Indicate finish and natural grades
- All retaining wall material, finish and color
- Roof overhangs and other projections beyond exterior walls

**Roof plan.** Scale  $\frac{1}{8}$  inch = 1 foot or 1 inch = 10 feet. (May be shown on plot plan.)

- Indicate all hips, valleys, ridges and overhangs
- Indicate with arrows the direction and slope of roofs
- Outline of house wall (footprint)
- Dormers and bays
- Call out roofing material, brand and color

**Floor plan.** Scale  $\frac{1}{4}$  inch = 1 foot

- Complete dimensions of exterior
- Window and door locations and sizes
- Deck size and configuration
- Locations of posts, stairs, railings, etc. □ Plan for all levels

## **General Information Requirements for Exterior Modifications**

**Additions inside footprint of existing building** – For adding windows, doors, dormers, skylights, solar panels, and similar improvements inside the footprint of an existing house, the request must include a complete, signed applications, application fees, two copies of the drawings, and a photo of the existing house.

**Additions outside existing building footprint** – Request requires complete signed applications, application fees, two copies of drawings and a photo of the existing house. Application shall specify roofing material by brand and color and provide color chips. The roofing material on the addition and that on the existing house shall match. This includes but, is not limited to, garages, sheds, gazebos, pergolas, greenhouses, car ports, treehouses, garbage can enclosures and all other structures placed, maintained or erected on the property.

**Decks** – The request must include a complete and signed AWAC Application Form and Plan Application Agreement, application fee, two copies of the plot plan and drawings showing property corners, existing house, proposed new construction and trees six inches or more in diameter which might be involved in the construction. Plans must also include railing material and detail, decorative corbels and cross bracing where required.

If any portion of the project is in County road right-of way, the project will require approval of the San Bernardino County Road Department. The owner may need to obtain a survey prepared by a licensed surveyor.

**Decorative Corbels** – Decorative are required for all decks. See Page 29 for examples of Corbel designs.

**Driveways and parking** – Two off-street parking spaces are required. The average slope from the entrance at the street right-of-way to the two required off-street parking spaces should not exceed 14 percent (calculated as the change in vertical elevation divided by the length of the drive). A driveway with a slope greater than 14 percent requires a disclosure statement signed by the property owner.

If the driveway and parking are off of a private road easement (access road) not maintained by San Bernardino County, the property owner will be asked for a statement accepting responsibility for maintenance of the road.

Each of the two off-street parking spaces must measure no less than nine (9) feet by nineteen (19) feet, and be located entirely on the property, and not fall within any easements.



The CC&Rs do not limit the number of cars per parcel. Please be respectful of your neighbors and park in designated parking spaces.

**Electrical Service Panels** – Electrical service panels will be recessed on the exterior walls of the structure. Underground electric service is recommended. Temporary power poles may not be nailed to trees during construction.

**Fences and other barriers** - Any proposed fence, hedge, wall or other barrier must receive AWAC approval. The request must include a complete and signed AWAC Application Form and Plan Application Agreement, application fee, two copies of project drawings, and a plot plan showing property lines, the existing house and location of the proposed fence or barrier. Property corners must be marked for site inspection. Fences included in a new home construction or other new construction will be considered part of that request and will not require an additional fee.

Efforts should be made to restrict fences to the rear yard; however, due to the shape and topography of each lot, no one rule applies to every property. All fencing is reviewed on a case by case basis and subject to approval by the Committee. Fences will be constructed of materials least likely to be offensive to neighbors and the community; ornamental iron, split rail and chain link (green, brown or black) are generally approved fencing material. Chain link fencing, posts, and rails must be coated with green, brown or black vinyl. White vinyl fencing, cattle style fencing, and lattice fencing is not typically approved.

**Solid and galvanized fencing is not permitted.**

Excessive fencing, fencing which impedes roads, access roads or private road easements will not be permitted.

Fences may not exceed five feet in height. **Perimeter fencing or fencing of unimproved lots is not permitted. Additional regulations for tracts adjacent to the Golf Course. Please refer to the CC&Rs.**

If your property lines and proposed fence line are not properly marked at the time of inspection and an additional inspection is required, you will be subject to an additional inspection fee. If approval is granted, your permit will not be issued until the additional inspection fee is paid in full.

**Fire Hazard Abatement** – Fires are a serious problem in Southern California. In an effort to reduce the threat of wild fires, AWAC has implemented a Fuel Reduction Plan (see page 34). Remember that any tree which is 6-inches or more in diameter requires AWAC approval to alter, trim or remove, even to meet the Fuel Reduction Plan (see page 8 for Tree Trimming and Removal procedure). To report properties who have not cleared weeds, pine needles and dead trees, please contact the County of San Bernardino at 909-8844056.

**Fireplace Stacks** – Metal chimneystacks are not in keeping with the quality of Arrowhead Woods. If used, metal chimneys must be enclosed. Chimney enclosures must extend to the ground. Exceptions will be made only for an unusual alternative design.

**Garage Doors** – Roll-up garage doors are recommended.

**Hardscape** – All hardscape including garden or decorative walls, pillars, light posts, BBQs, seating walls, fire pits, etc. require AWAC approval. The request must include a complete and signed AWAC Application Form and Plan Application Agreement, application fee, and two copies of drawings of the proposed hardscape and samples of all proposed material.

**House Numbers** – Please ensure your house numbers are visible from the street. Do not nail or attach house numbers, signs or any other items to any tree within Arrowhead Woods.

**Landscape** – Landscaping (except trimming or removing trees) does not require AWAC approval. Please check with the Lake Arrowhead Communities Services District for restrictions and allowable landscape.

**Modular Homes** – The Architectural Committee has not approved a modular home within Arrowhead Woods because no modular home design has met the strict building guidelines within Arrowhead Woods. When considering a modular home please refer to all of the construction guidelines to ensure your submittal will meet the specifications.

**Painting an existing house** – All repainting requires prior AWAC approval even if the house colors are not changing. Request must include a complete and signed Application for Paint and/or Siding, color chips for the main body color and trim color, a picture of the house, and an application fee. AWAC does not have a list of approved colors. Semitransparent or solid bodied stains and earth tones, brown, tan and green colors, with appropriate trim colors, are most likely to be approved. No bright white body colors or intense body or trim colors will be approved. Applications for Paint and/or Siding may be obtained by calling the AWAC office or online at [www.awac.biz](http://www.awac.biz).

**Pergolas, Gazebos, and Tree Houses** – The request must include a complete and signed AWAC Application Form, the Plan Application Agreement, application fee, and two copies of the plot plan and drawing showing property corners, location of proposed structure, elevations, material and color of the structure. Under no circumstance is a tree house to be attached to any tree.

**Retaining Walls** – The request must include a complete and signed AWAC Application Form, the Plan Application Agreement, application fee, and two copies of the plot plan and drawing showing property corners, proposed wall and trees six inches or more in diameter which will be involved or affected by the new wall. Plans for retaining wall must include the top and bottom elevations of the wall, color and material of the finish. Plain bock is not approved. The application fee includes a refundable portion if the following conditions are met: Wall is completed to plan, including all finishes, the approved County Building Permit

is provided to AWAC, and the request for refund is made within 30-days of completion of the wall.

**Roads** – The Architectural Committee has no jurisdiction over roads (County or Private) in Arrowhead Woods, including; maintenance, potholes, snow removal, parked cars, or parked boat trailers. To report damage to a County road, please contact the County of San Bernardino at 909-387-8063.

**Roof Pitch, Material and Color** – **The major portion of the roof shall be pitched at no less than 45 degrees from horizontal (12/12)**, other roof areas at not less than 10/12. Proposed deviations that are part of a totally integrated design will be considered on merit. Roofing materials must meet class “A” fire ratings. All roofing materials and colors will be considered individually by the Committee.

**Roofing an existing house** – The request must include a complete and signed Application for Roof, a picture of the house, roofing material, brand and color, and an application fee. All roofing materials must meet Class A fire rating standards. Metal, tile, slate and other materials are considered on an individual basis. Applications for Roof may be obtained by calling the AWAC office or on line at [www.awac.biz](http://www.awac.biz).

**Sheds** – Sheds are considered outbuildings and require approval for any size, even if a County permit is not required. The request must include a complete and signed AWAC Application Form and the Plan Application Agreement, application fee, two sets of plans showing the proposed location, four-side elevation, and roof pitch of the proposed shed. Include proposed paint and roofing material and a picture of your existing house. Sheds will match the existing house in architectural style, color, roof pitch and roofing material. Sheds may not be permitted within building setback lines and are reviewed on a case-by-case basis. Some pre-fab sheds may not be acceptable due to architectural style, material or roof pitch. Please ensure approval from AWAC prior to purchasing a pre-fab product.

**Short Term Rental Properties** – Properties used as short term or vacation rentals are required to register with the County of San Bernardino. Information, inquiries and complaints regarding these properties should be made to the County of San Bernardino Code Enforcement Division **Complaint Hotline at 888-399-8591**.

**Siding an existing house** – The request must include a complete and signed Application for Paint and/or Siding, a picture of the existing house, siding samples, including the color if pre-colored. This also includes, wood, shake, stone, brick or other proposed accents to be added to all or a portion of the house. Application for Paint and/or Siding may be obtained by calling the AWAC office or online at [www.awac.biz](http://www.awac.biz).

**Stairs** – The request must include a complete and signed AWAC Application Form and the Plan Application Agreement, application fee, two copies of the drawings indicating the proposed location of the stairs, dimensions, construction material and railing detail. If any trees over 6-inches in diameter are affected by this proposal, please include them on the plan.

**Tree Trimming and Removal** – The request must include a complete and signed AWAC Application Form along with the description of the proposed tree work and an application fee. The application fee is for one onsite inspection and not per tree. No trees are to be trimmed or removed until approval from AWAC is obtained. Failure to obtain prior AWAC approval may result in fines and fees (See Pages 8-10 for further information). If multiple inspections are required, an additional fee per inspection will be required. In some cases, a property survey may be required to ascertain ownership of the tree(s) in question.

## Permit Application and Plan Review Fee Schedule

Plans and application forms must be submitted eight days prior to the meeting to be considered for review. Property owners may schedule an appointment to attend the meeting.

**Fees for New Home Construction and Additions** are based on the total square footage of the project. Living space, storage space and garage space are to be included when calculating the total square footage. The permit fee is determined on an increasing scale based on the size of the project. A deposit is required (in addition to the permit fee) for all new homes and additions. Deposits are \$1,500 for projects over 250 square feet and \$500 for projects under 250 square feet. The deposit is required at the time of application.

New Homes & Additions – First 1,000 sq. feet \$1,200

For each additional square foot over 1,000 add .75 per square foot.

**Example – Permit fee for a house with 2,528 sq feet would be \$2,346**

Construction Deposits are required for all new homes and additions

New Home Deposit \$1,500

Addition over 250 sq. feet deposit \$1,500

Addition under 250 sq. feet deposit \$500

**Deposit Request** - New home construction and additions are subject to a deposit, which shall accompany the application. The deposit will be refunded when the following conditions are met: (1) Written request is made within 30 days' of completion; and (2) Inspection at the site reveals the project is built as submitted, reviewed and approved by AWAC. Failure to comply with the approved AWAC plans will result in some or all of the deposit being retained. Failure to request the deposit within 30 days' of completion will result in the forfeit of the full deposit amount.

## Fee Schedule for other exterior modifications

Build-Up Conversion	\$250
Carport	\$1200
Decks	\$600
Dormers	\$600
Fences – over 100 lineal ft	\$475
Fences under 100 lineal ft (dog run, split rail, etc)	\$300
Hardscape (landscape walls under 3', pillars, etc)	\$475
Outbuildings/Sheds (under 120 sq. ft.)	\$475
Pergola, Gazebo, Tree House	\$475
Painting	\$75
Re-inspection fees	\$75- \$1,000
Retaining Walls* - over 3 feet	\$1200
Roofing	\$75
Siding	\$100
Solar Panels	\$200
Stairs	\$300
Tree Inspections for Trimming Only	\$65
Tree Inspections for Removal	\$75
Window or Doors (Adding)	\$250

\*Retaining Walls - \$300 of the permit fee will be refunded if the following conditions are met: Wall is completed to plan, including all finishes, the approved County building permit is provided to AWAC, and the request for refund is made within 30-days of the completion of the wall.

**Re-inspection/Administration** - The Committee reserves the right to assess additional inspection fees for all plans, which are rejected, started prior to AWAC approval or require additional information or site inspection due to poorly prepared plans or non-compliance. These fees range from \$75 to \$1,000 based on the extent of the project. Please ensure your plans are correct and meet AWAC guidelines. Permit fees are non-refundable.

**Fines** - Property Owners who fail to comply with the approved AWAC plan or who fail to obtain AWAC approval prior to the commencement of their project (including painting and roofing) will be assessed an Additional Inspection Fee, Administration Fee and/or fine based on the extent of the project. Fines range from \$50 to \$10,000 based on the extent of the project. **To avoid fines, please apply for all exterior modifications prior to construction and ensure that once approved, the project complies with the approved plans.**

**Project Completion** - To encourage full completion of projects, projects not completed within a reasonable amount of time may be required to reapply with AWAC and may be subjected to additional fees. Permits are valid for 18-months from the original AWAC approval date unless otherwise stated. Projects started prior to AWAC approval will be subjected to fines, inspection and reinspection fees and increased scrutiny to ensure completion of the project and compliance with CC&Rs.

**Unauthorized Tree Work** - Tree work performed without prior approval from AWAC will result in property owners assessed damages. Please see pages 8-10 for further information. Damages are assessed as follows:

**Unauthorized Tree Removal**

The diameter of the tree is measured at 4 ½ feet above the ground from the lowest point of the exposed trunk. In instances where the tree has been removed completely, the diameter of the remaining stump will be used to determine the size.

<u>Size in Diameter</u>	<u>Amount Per Tree</u>
6 to 12 inches	\$5,000
13 to 24 inches	\$10,000
25 inches or more	\$20,000

Assessed Damages will be doubled for any tree removed to enhance or create a lake view.

**Trees pruned, shaped or in any way altered without AWAC approval**

Assessed damages will be calculated by the number of branches pruned, shaped or altered on a per branch basis. The tree will be assessed for the number of branches removed and as assessed damage will be given to each branch as follows:

\$100 per branch or, \$500 per branch if the pruning, shaping or altering was done to enhance or create a lake view.

## Minimum setbacks and square footage

The Declaration of Restrictions for any tract in Arrowhead Woods may require setbacks that are more stringent than County standards. Owner-builders and developers are urged to investigate the possibility that setbacks recorded on tract maps are different from other requirements and verify the actual, applicable setbacks. (Not all tracts within Arrowhead Woods are listed. Undeveloped tracts within Arrowhead Woods are assigned tract number upon development.)

<i>County</i>	<i>AW</i>	<i>SETBACKS</i>			<i>MINIMUM SQUARE FOOTAGE</i>		
<b>Tract</b>	<b>#</b>	<b>Front</b>	<b>Rear</b>	<b>Sides</b>	<b>1000</b>	<b>1200</b>	<b>1400</b>
2262	R	15'	15'	5'	See CC&Rs		
2301	2	15'	15'	5'	All lots		
2766	8	15'	15'	5'	All lots		
2801	9	15'	15'	5'	All lots		
2497	10	15'	15'	5'	All lots		
2481	5,6,7,11	15'	15'	5'	All lots		
2499	12	15'	15'	5'	All lots		
2526	15,50,51 53,55,56 ,58, 59	15'	15'	5'	All lots		
2500	62	15'	15'	5'	All lots		
2159	63	15'	15'	5'	All lots		
2498	63A	15'	15'	5'	All lots		
2272	70	15'	15'	5'	All lots		
2283	71	15'	15'	5'	All lots		
2285	72	15'	15'	5'	All lots		
2434	73	15'	15'	5'	All lots		
2487	74	15'	15'	5'	All lots		
2486	75	15'	15'	5'	All lots		
2492	76	15'	15'	5'	All lots		
2542	77	15'	15'	5'	All lots		
6189	Ham #1	Refer	to	CC&Rs		2 story main floor	1 story main floor
6855	Ham #2	Refer	to	CC&Rs		2 story main floor	1 story main floor
8173	Pt. Ham	Refer	to	CC&Rs		2 story main floor	1 story main floor
6397	100	15'	12' to 25'	7'	Lots: 28-107, 165-171	Lots:20- 27, 122-164, 183-230	Lots:1-19, 108-121, 172-182, 231-306



County	AW	SETBACKS			MINIMUM SQUARE FOOTAGE		
		Tract	#	Front	Rear	Sides	1000
6489	101	15'	25'	10'	Lots: 238-251, 319-336, 344- 389,	Lots: 1-21, 36-63, 72- 90,133-176, 233-237, 252-293, 337-343, 307-318	Lots: 22-35, 64-71, 177232, 294- 306
6782	102	15'	25'	10'	Lots: 88-105, 201-213,255- 275,283-371	Lots:27-83, 106-200, 250-254, 276-282	None
					Lots 1-26, inclusive; 84-87 shall be used, improved and occupied only for multiple family dwellings, each of which dwelling unit shall have a living area of not less than 450 sq. feet. No more than 8 dwelling units shall be erected, etc., on Lots 20-26; 84-87. Each lot described herein shall be subject to the following setback provisions: 15' front; 15' back, 5' side		
7074	103	15'	25'	10'	Lots: 1-27,130- 132,237- 250,271- 281,313332,337- 339	Lots: 28129,133- 168,182- 236,251- 270,282312,333- 336	
7201	104	15'	25'	10'	Lots:1-66,90- 98,111154,174- 198,219230,260- 389	Lots: 67- 89,99110,155- 173,199218,231- 259	
7272	105	15'	25'	10'	All lots		
7415	106	15'	25'	10'	Lots: 1-7,16- 24,30-45,63- 70,78100,108- 120,128151,170- 269	Lots: 8- 15,25-29,46- 62,7177,101- 107,121127,152- 169	

<b>County</b>	<b>AW</b>	<b>SETBACKS</b>			<b>MINIMUM SQUARE FOOTAGE</b>		
<b>Tract</b>	<b>#</b>	<b>Front</b>	<b>Rear</b>	<b>Sides</b>	<b>1000</b>	<b>1200</b>	<b>1400</b>
7417	107	15'	25'	10'	Lots: 176,7892,253259,325- 326,328385,426-438	Lots: 93252,260- 324,386425,439- 453	
7513	108	15'	25'	10'	Lots: 110,7394,110140,142- 159,161167,194-210	Lots: 11- 72,95- 109,168193,211- 309	
7514	109	15'	25'	10'	Lots: 1- 40.46,48,5277,79,85- 93,99- 105,118- 121,135,139- 146,150151,155-212	Lots: 41- 45,47,49,78, 80-84,94- 98,106117,122- 131	Lots: 132- 134,136- 138,147149,152- 154
7515	110	15'	25'	10'	Lots: 1-249, 251-257		
7775	111	15'	25'	10'	Lots: 52-267 Lots:1-51 inclusive shall be used, improved and occupied only for multiple family dwellings, each of which dwelling unit shall have a living area of not less than 450 sq. feet. Each lot described herein shall be subject to the following setback provisions: 15' front; 15' rear; 7 ½' side yard.		
7776	112	15'	25'	10'	Lots: 10-54, Lots 55, 89-110, 56-88, 111-134, 135-148,171-172, 148-170,173- 191-206 190,207-303 There shall not be erected or maintained on Lots 1-9 inclusive, any dwelling unit within a multiple family apartment complex that shall have a living area of less than 450 sq. feet.		
7891	113	15'	25'	10'		Lots: 1-52, 69-80, 92-106, 118-146, 157-198	Lots: 53-68, 81-91, 107,117, 147-156
7911	114	15'	25'	10'		Lots:2,6,7,10, 11,12,15,18- 33,35,37- 40,42-56	Lots: 1,35,8,9,13,14,1 6,17,34,36,41
7915	115	15'	25'	10'	Lots:37,4291,93- 95,97- 227,245,248, 249	Lots:38- 41,92,96,228 -244,246,247	Lots: 1-36

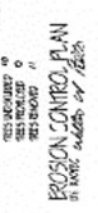
<b>County</b>	<b>AW</b>	<b>SETBACKS</b>			<b>MINIMUM SQUARE FOOTAGE</b>		
<b>Tract</b>	<b>#</b>	<b>Front</b>	<b>Rear</b>	<b>Sides</b>	<b>1000</b>	<b>1200</b>	<b>1400</b>
7933	116	15'	25'	10'	Lots:1-24,37-48,50-59,62-199	Lots:25-36,49,60-61	
7982	117	15'	25'	10'	Lots: 1-7,1382	Lots:84-119	Lots:8-12, 83
7983	118	15'	25'	10'	Lots:4-10,13-29,34-64,6794,101,102,104-126,128-134,140-217,220224,227-311	Lots:13,11,12,3033,65,66,95-100,103,127. 135-139,218,219,225,226	
7985	119	15'	15'	10'	Lots:1-47,49-250,252-257		
8053	121	15'	25'	10'	Lots: 1-403		
8232	124	15'	25'	10'	There shall not be erected or maintained on Lots 1-40 inclusive, any dwelling unit within a multiple family apartment complex that shall have a living area of less than 450 sq. feet, exclusive of carports, garages and covered porches. Single family dwellings must have a minimum of 1400 sq. feet, exclusive of carports, garages and covered porches		
8490	126	15'	25'	10'			Lots: 1-6
8288, 8384, 8385, 8650, 8663, 9790, 11604, 11656		Condo Units					
8439		Refer to Recorded Map			3,000 sq. feet		
9785-9785-1		Refer to Recorded Map					
9972, 9973, 10139, 10608, 10746		Refer to Recorded Map					
10809		15'	15'	15'			
10836, 10198		15'	15'	15'	2,500 sq. feet		
10944		Refer to Recorded Map			1,500 sq. feet		
12783, 12783-1, 12783-2		20'	25'	20'	3,000 sq. feet		
14599		Refer to CC&Rs					
17159		25'	15'	Refer to CC&Rs	2,700 sq. feet 3 Car Garage		

# TOPOGRAPHIC SURVEY

BEING A SURVEY OF LOT 98, TRACT 8053 AS PER PLAT RECORDED IN BOOK 106  
OF MAPS, PAGES 74-91, RECORDS OF SAN BERNARDINO COUNTY  
ASSESSOR'S PARCEL NO. 0345-451-04

PROJECT LOCATION: AMADOR LANE, LAKE ARROWHEAD

REVISIONS/DATE/DESCRIPTION	BY	DATE
1. INITIAL SURVEY	JL	12/18/02
2. CORRECTIONS	JL	12/18/02
3. FINAL CHECK	JL	12/18/02
4. PRINTING	JL	12/18/02
5. FINAL REVIEW	JL	12/18/02

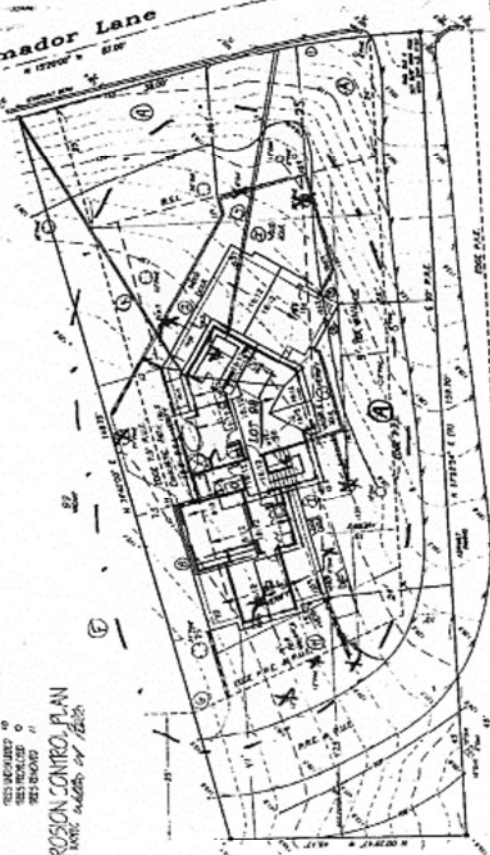


prepared by: **BRADLEY L. BRIER, INC.**  
**LAND SURVEYING**  
P.O. BOX 1195  
LAKE ARROWHEAD, CA  
(909) 337-2086

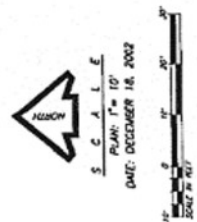
- NOTES:**
- 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
  - 2. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.
  - 3. ALL BEARINGS ARE TRUE BEARINGS.
  - 4. ALL CURVES ARE CIRCULAR.
  - 5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
  - 6. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
  - 7. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
  - 8. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
  - 9. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
  - 10. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

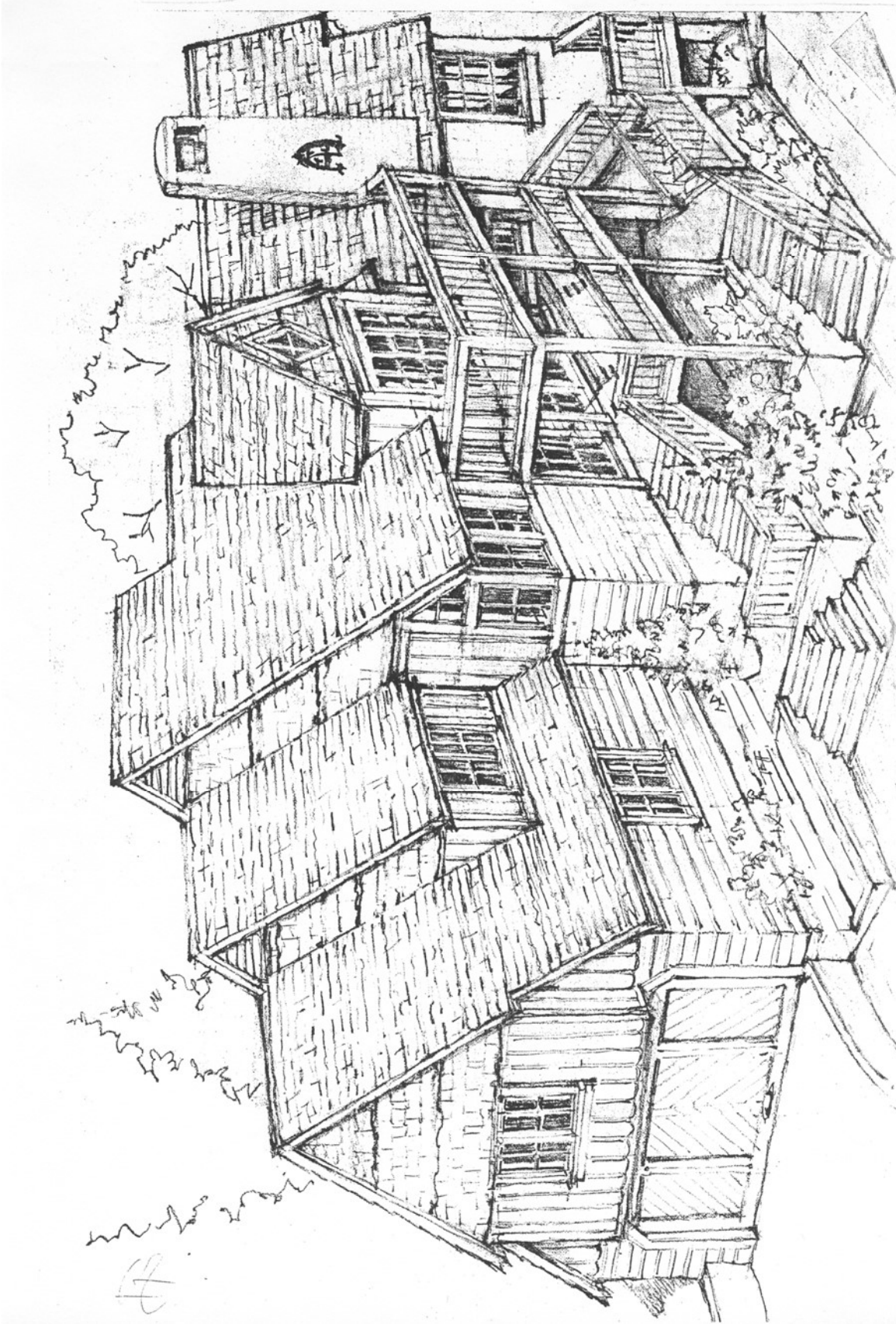
**PROPERTY STATEMENT**  
I, THE UNDERSIGNED, BRADLEY L. BRIER, INC., A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA, AS SHOWN ON THE MAPS RECORDED IN BOOK 106, PAGES 74-91, RECORDS OF SAID COUNTY.

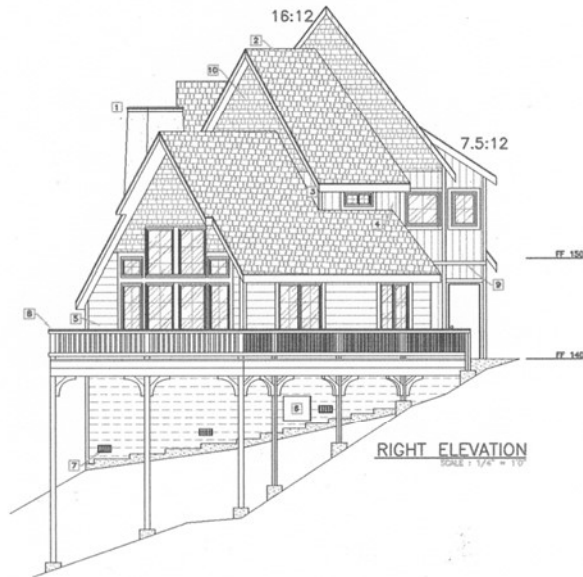
Amador Lane

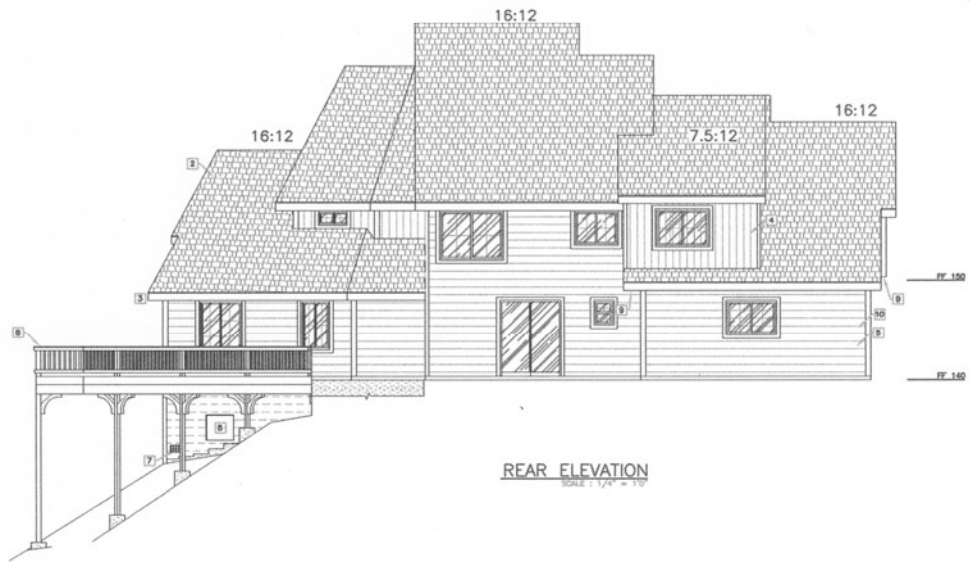
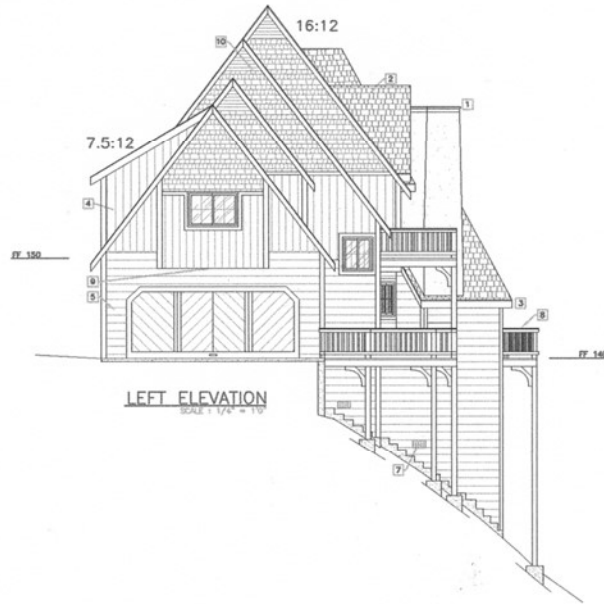


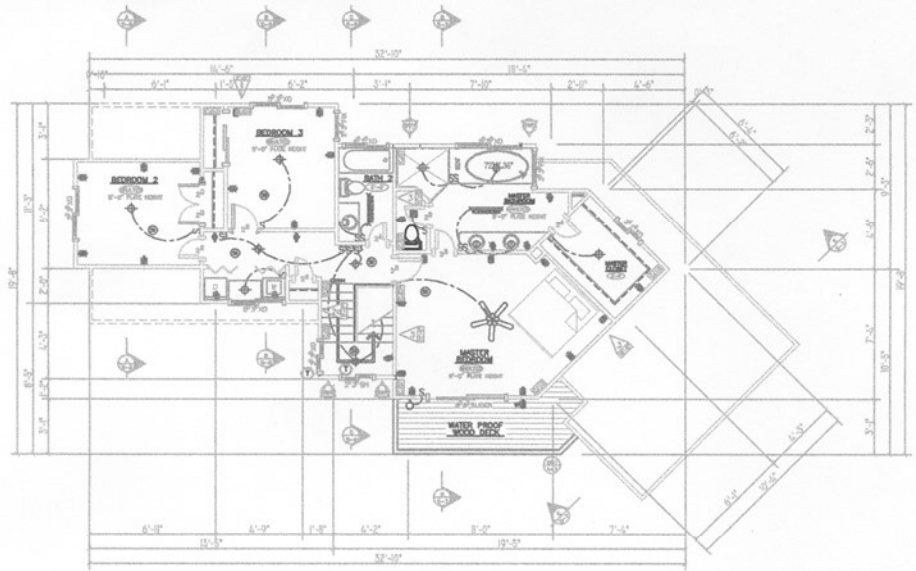
2- EXISTING AREA SURROUND	1885 SQ. FT.
UPPER FLOOR LIVING AREA	1025 SQ. FT.
MAIN FLOOR LIVING AREA	1025 SQ. FT.
TOTAL LIVING AREA	2050 SQ. FT.
TOTAL GARAGE AREA	441 SQ. FT.
EXTERIOR DECK AREA	168 SQ. FT.



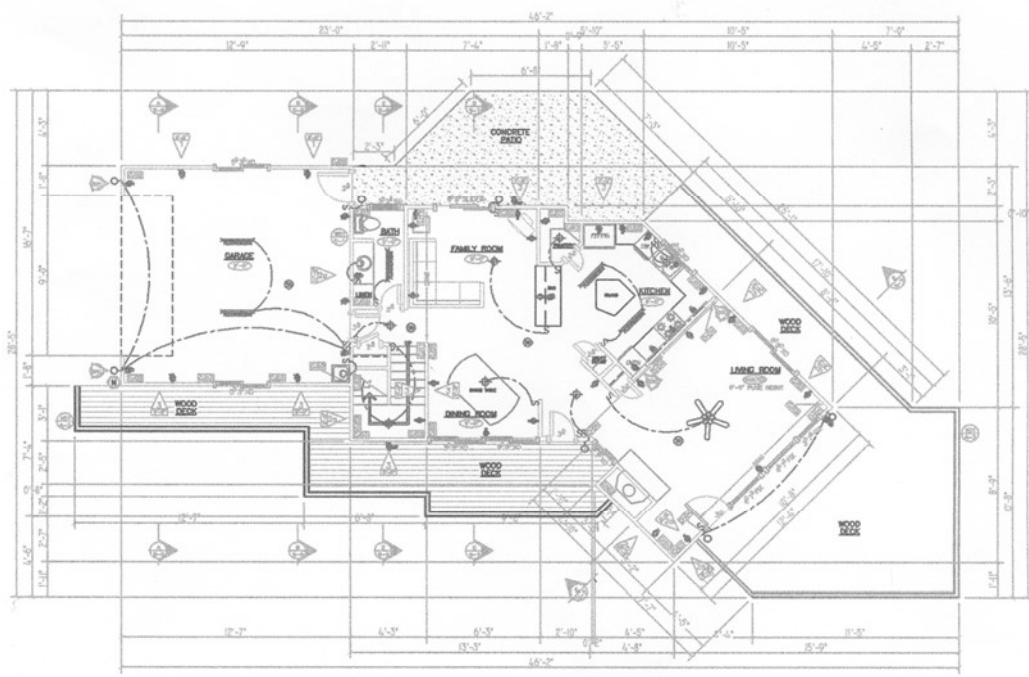






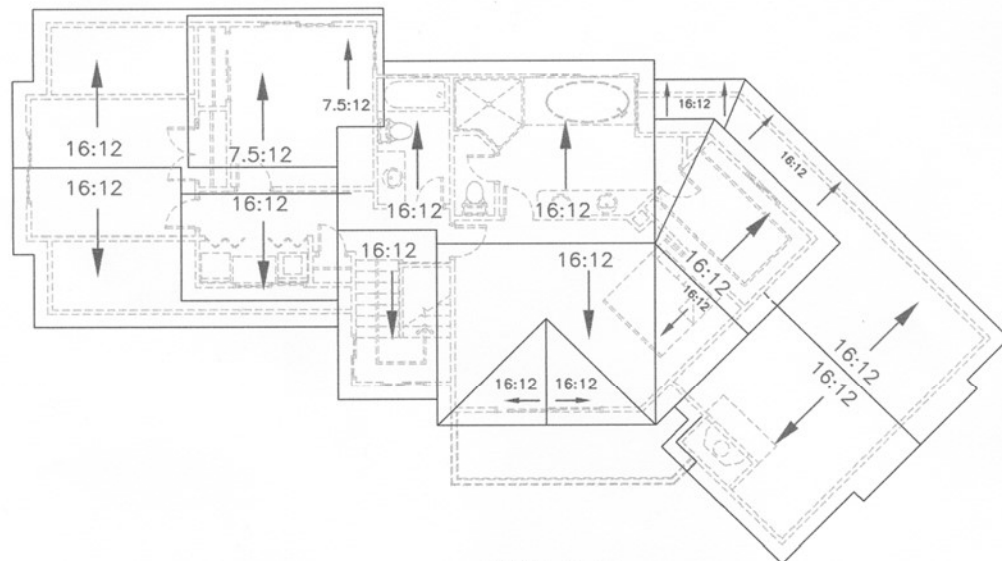


**UPPER FLOOR PLAN**  
 1088 SQ. FT. LIVING AREA  
 SCALE: 1/4" = 1'-0"

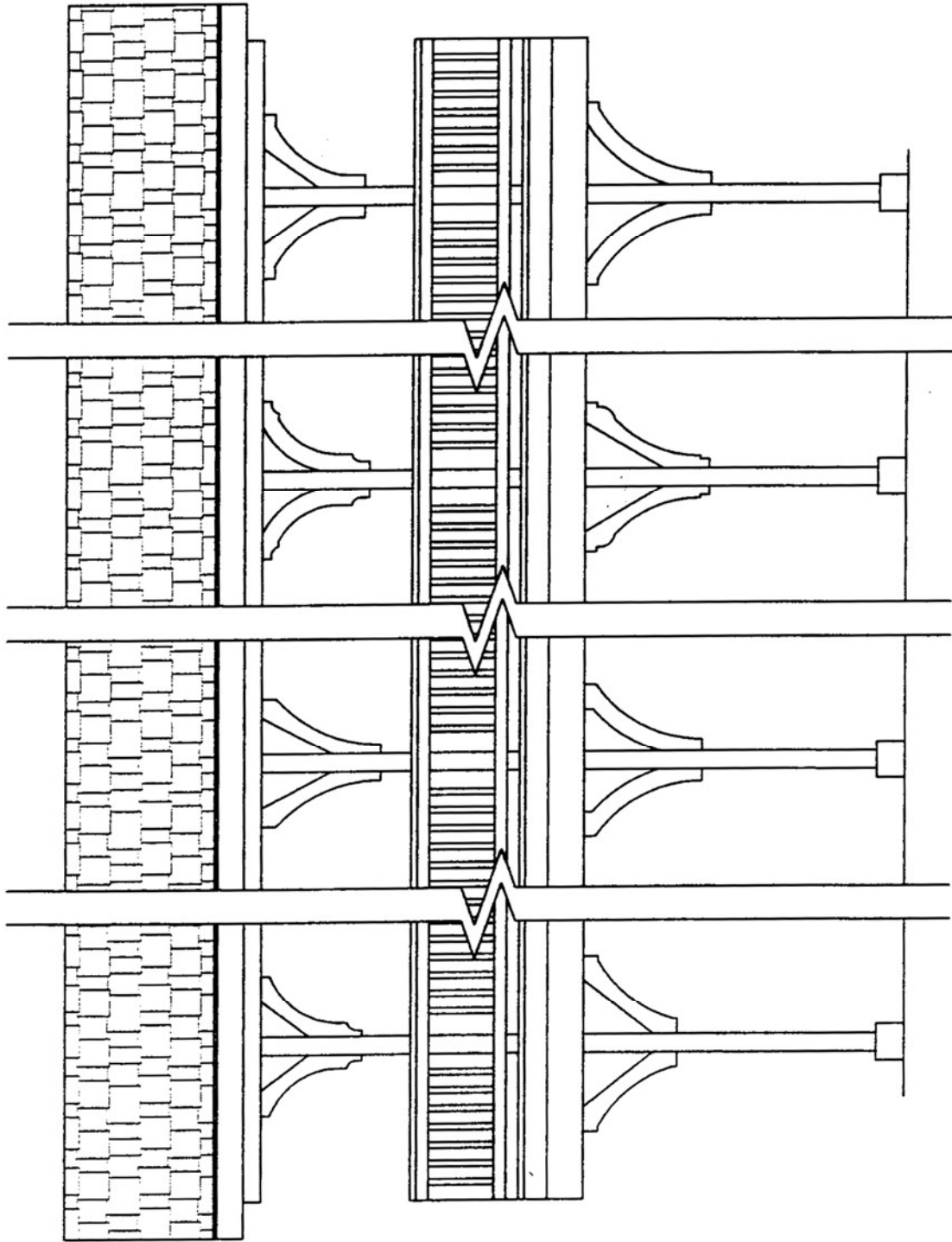


**MAIN FLOOR PLAN**  
 1022 SQ. FT. LIVING AREA  
 481 SQ. FT. GARAGE AREA  
 SCALE: 1/4" = 1'-0"





ROOF PLAN  
SCALE: 1/4" = 1'



CORBEL DESIGNS

## Fuel Reduction Plan

This is a requirement for new homes and remodels. For existing homes, this is an option and strongly recommended.

The San Bernardino Mountains' area is considered a severe fire zone. San Bernardino County, CA Code of Ordinances Sections 23.0301 – 23.0319 mandates the abatement of all fire hazards and hazardous trees from properties at all times. Homeowners are responsible for reducing the accumulation of forest fuels around their structures. AWAC and County inspectors will enforce compliance. Following this plan will help reduce the risk of fire in our community and still preserve our native forest environment.

For areas within 10 feet of roads and driveways, and areas within 100 feet of any structure (or to property lines - whichever is less), the following must be accomplished:

- A. Thin trees 1 foot or less in diameter to a 12 to 16 foot spacing between individual trunks (Except for birch, alder, aspen, and dogwood species). **Removal of any live tree with a diameter of 6 inches or more requires approval of AWAC.** Note: the diameter is determined at a point on the trunk 4.5 feet above the ground. Not to include ornamental trees that are pruned and free of dead or damaged foliage.
- B. Remove trees with a mature height greater than 20 feet under power lines (including pines, firs, cedars, and oak species, including previously topped trees).
- C. Raise tree canopies. A tree taller than 12 feet should be trimmed up by half of its total height to a maximum of 15 feet from the ground. A tree shorter than 12 feet should be trimmed up 1/3 of its total height. Remove all dead branches regardless of height. **Any tree trimming requires approval of AWAC.** Trim complete branches that have any portions less than 10 feet from chimney openings or stovepipes.
- D. Remove all shrubs that are within 15 feet of structures that produce high-energy-release components and are considered high fire fuels, not to include low energy release deciduous ornamental plants that are well-pruned, well-spaced and free of dead or damaged foliage. High-energy-release shrubs include, but are not limited to; Manzanita, Service Berry, Mountain Whitethorn, Sage, Ironwood, Juniper, Spanish Broom and other species as determined by the County Fire Chief.
- E. Space all high-energy-release shrubs that are within 15 to 30 feet of structures so that they are spaced no less than double the size of the height of the tallest shrub and stand (e.g. a 4 foot high shrub should be spaced 8 feet or more away from the next shrub, providing that the 4 foot high shrub is the tallest of the two shrubs). This does not include ornamental plantings that are well-pruned, well-spaced and free of dead or damaged foliage.

- F. Remove all dead, burnable fuels, ground debris, dead trees, grass 4 inches and higher, pine needles/leaves higher than 2 inches, and dead branches in shrubs. Do not remove the naturally occurring “duff”. “Duff” is a layer of partially and fully decomposed organic materials lying below the raw pine needles or leaves and immediately above the mineral soil. Neatly stack cut logs or firewood 30 feet away from any structure.
- G. Reforesting your property. Do not over plant. Identify where mature sized trees best fit. Only select trees zoned for this climate. Properly spaced trees will grow fuller and healthier. A ‘healthy’ acre of land should have about 70-100 various sized trees.
- H. Chip all generated litter or haul to the landfill/transfer station, **WITHIN ONE WEEK**, so it will not aggravate a fire condition or create a forest insect problem. To avoid Bark Beetle infestation, **HIRE A LICENSE PESTICIDE APPLICATOR TO SPRAY ALL GREEN PINE OR WHITE FIR LOGS AND TRIMMED TRUNKS**. To avoid root fungus infestation, spread a thin layer of Borax powder on the tops of all cut pine, fir and cedar stumps within 2 hours of cutting.

## **A Guide to Preserving Trees in Arrowhead Woods**

The growth of a tree is in response to its functions. The trunk reaches upward to the sun and sky, lifting leafed braches to spread outward, gathering air and sunlight for photosynthesis. Roots sink downward and spread out to gather moisture and nutrients, provide storage and act as an anchor. (For information on caring for your trees, please consult with a qualified Registered Professional Forester or Certified Arborist.)

The spreading is greater than the downward growth and in a normal tree, much greater than the distance to the tips of the branches. The most crucial area is from the trunk outward to the branch tips, to a point called the drip line.

In a natural forest such as Arrowhead Woods, trees are close together and the soil is covered with needles or leaves. Branches tend to be shorter. Roots of forest trees are mostly in the top six inches of soil and rarely deeper than two feet.

A tree doesn't just die, but weakens and succumbs to attack by fungus or insects. Injury to the trunk and branches above ground or the roots and soil structure below ground will damage a tree's defenses.

### **When building, stay out of the tree cylinder – the space inside the drip line.**

Trees often are damaged during clearing and excavation of a building site. All protected trees should be fenced to prevent damage within the drip line. To restrict all foot or vehicular traffic and material storage from the tree cylinder, the fence may be made of any durable material that will withstand the impact of excavating equipment, small machinery and workmen. The fence should not be removed, moved, or knocked down without authorization from AWAC or the general contractor, and should be so posted.

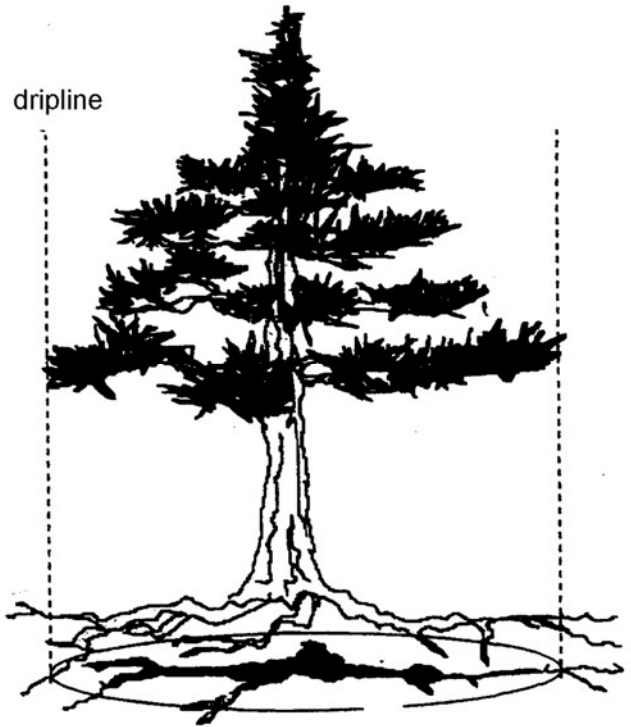
When grading equipment must operate within the drip line, a protective barrier should protect the trunk. An example is a snow fence style barrier of standard 2x4 lumber, eight feet long, held together by heavy gauge steel wire twisted between each board and stapled. It should not be attached to the tree but placed around the tree by twisting the wire ends together.

## A Responsibility to Protect

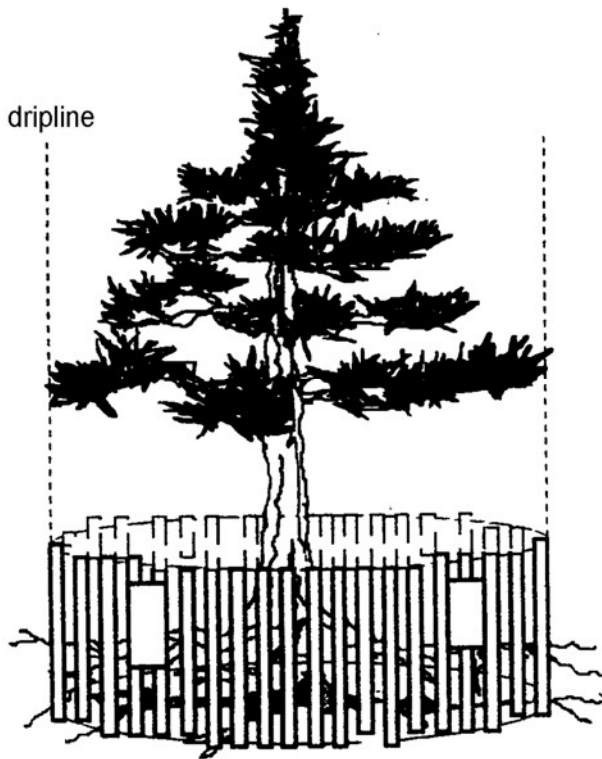
The Arrowhead Woods Architectural Committee (AWAC) has the responsibility to promote a healthy forest landscape in the Arrowhead Woods. While embracing development, AWAC simultaneously encourages specific construction practices to preserve the trees that remain after a home is built. Construction-related tree mortality has been narrowed to five recurring causes:

1. Damaged Trunks and Branches
2. Broken Roots
3. Compacted Rootzones
4. Diminished or Smothered Rootzones
5. Insects and Fungal Colonization

The balance of this section is devoted to providing information that should prevent or remedy the aforementioned causes of tree mortality.



**The Arrowhead Woods Tree**



**Whole Tree Protection on Large Lots**

### Whole Tree Protection (TPP#1)

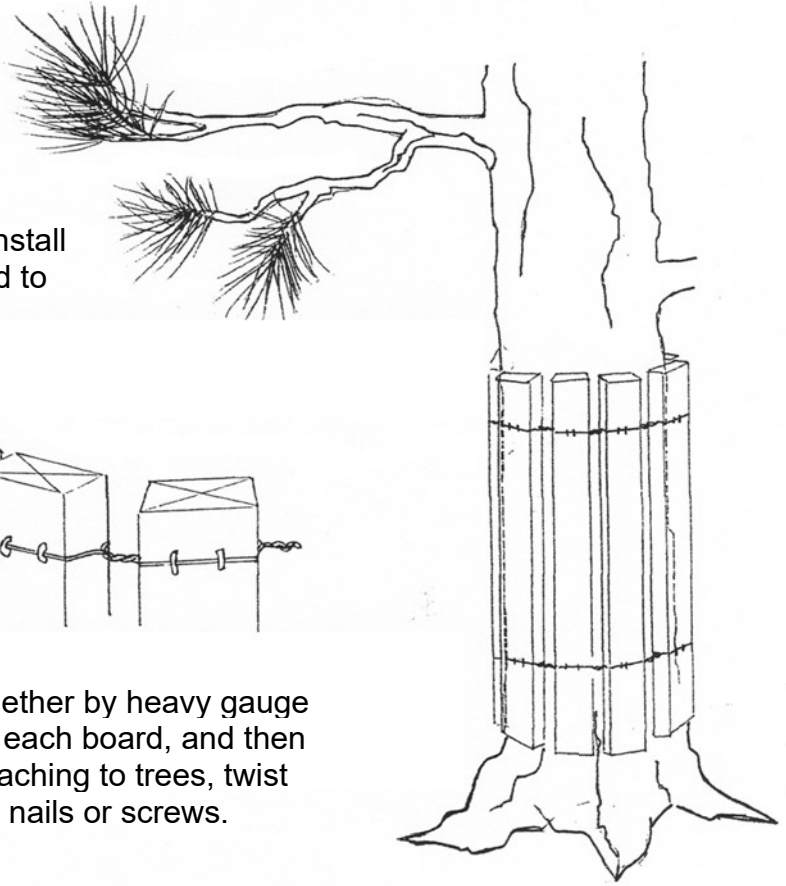
Almost all damage to trees occurs during the tree removal, excavation, and landscaping phases of homebuilding. On spacious properties all protected trees should be fenced in to prevent excavation or any other work from being done within the driplines. No construction materials or chemicals can be stored within the fence.

On smaller lots building practices and tree boundaries overlap, making tree segregation difficult if not impossible.

Builders should use the following tree protection plans (TPP) to assist them in minimizing damage to trees.

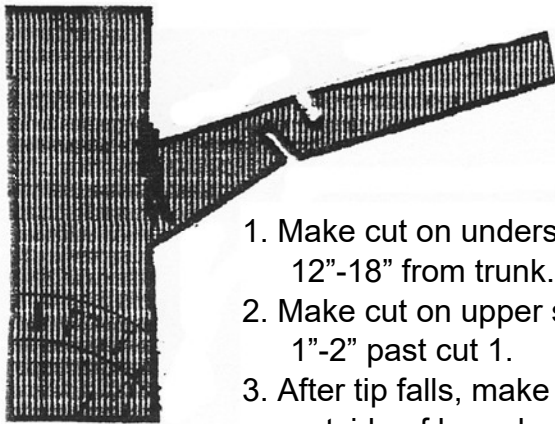
## Protecting the Tree Trunk (TPP#2)

When grading, equipment must operate within the tree's dripline, install a snowfence-style protective shield to protect the bark.



Standard 2x4x8 lumber is held together by heavy gauge steel wire. Twist the wire between each board, and then double staple it in place. When attaching to trees, twist the wire ends together; do not use nails or screws.

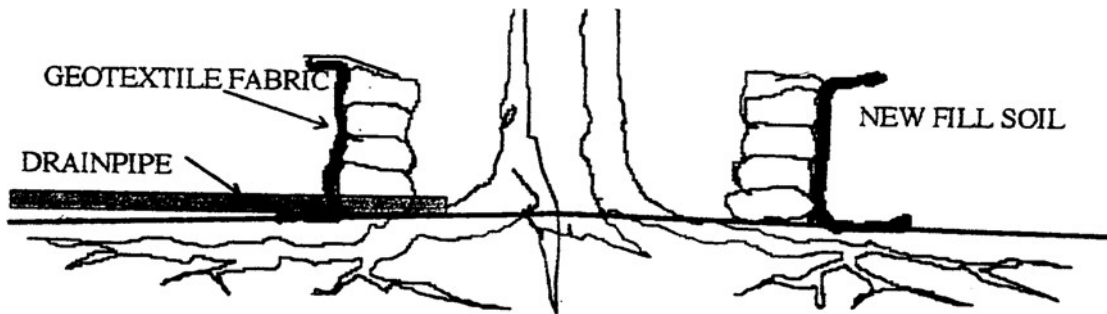
## Remove a Large Limb by Making 3 Cuts (TPP#3)



1. Make cut on underside of branch 12"-18" from trunk.
2. Make cut on upper side of branch 1"-2" past cut 1.
3. After tip falls, make finish cut at trunk outside of branch collar.



## Raising or Lowering the Grade (TPP#4)

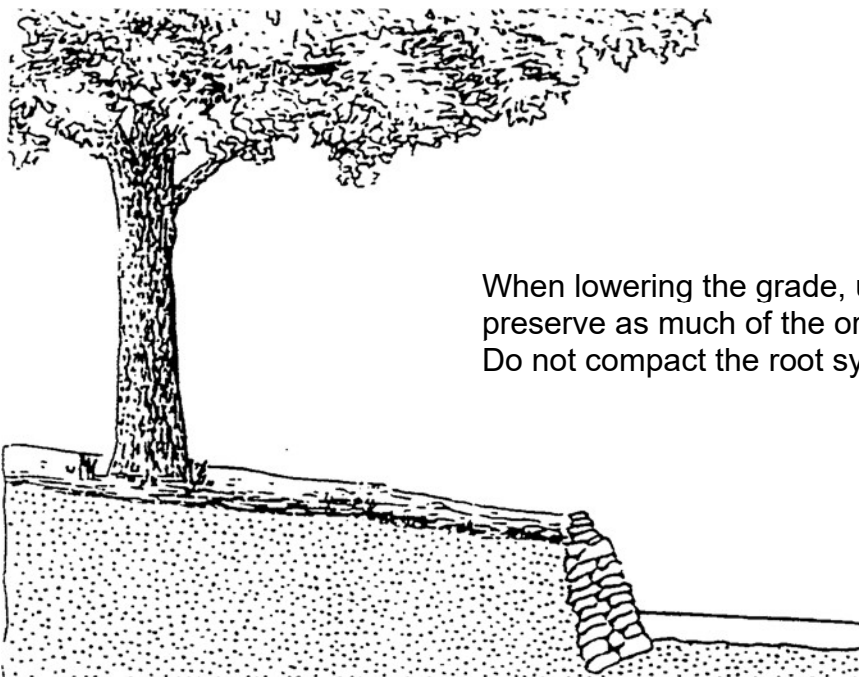


**When raising the grade around trees, consider three points:**

1. The soil in the original rootzone must not be disturbed.
2. Fill soil cannot be pushed up against the bark.
3. Water from any source cannot collect at the tree's base.

Do not allow any heavy equipment within the tree's dripline. Build a drywell around the trunk.

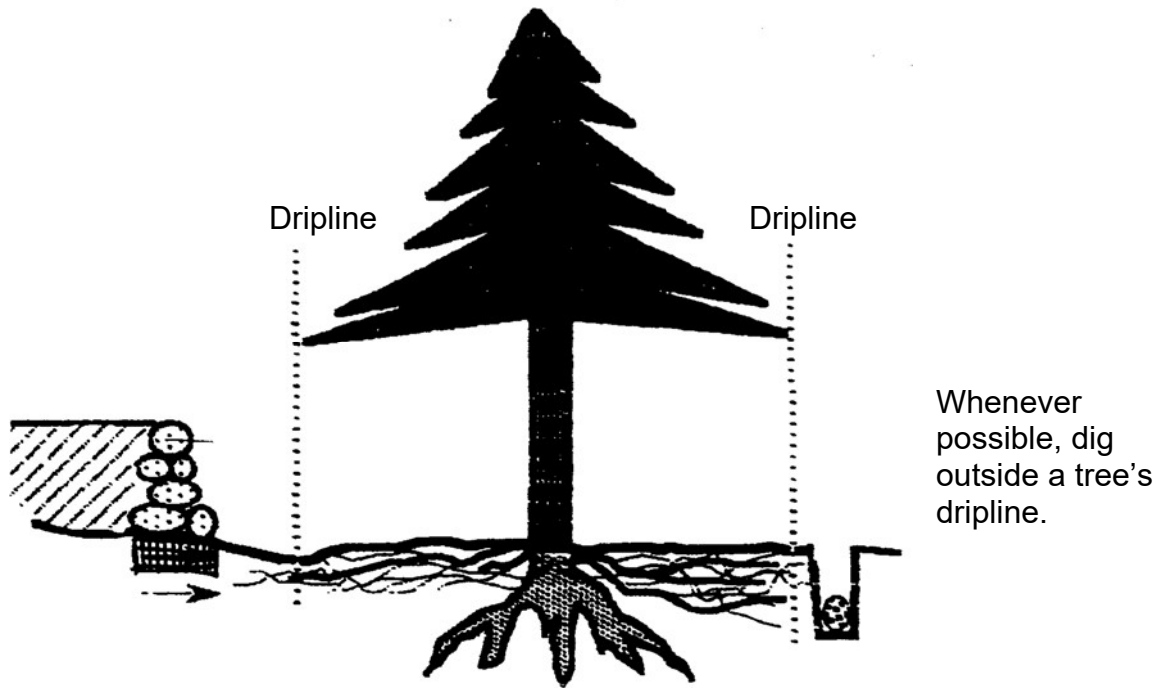
The drywell has no footing that may damage roots when built. There is at least one-foot air space between the tree trunk and the wall's face for evaporative airflow. Geotextile fabric forms a filter to prevent silt from washing into the drywell. Finally, install a drainpipe to remove collected precipitation or sprinkler water.



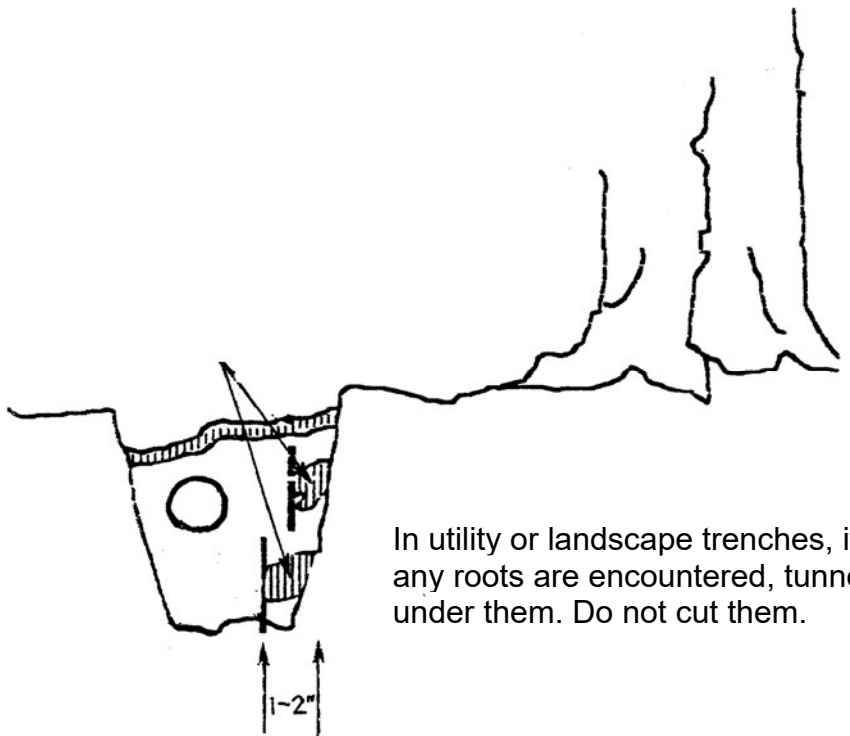
When lowering the grade, use retaining walls to preserve as much of the original soil as possible. Do not compact the root system.



# Root Pruning in Foundations, Footings, and Trenches (TPP#5)



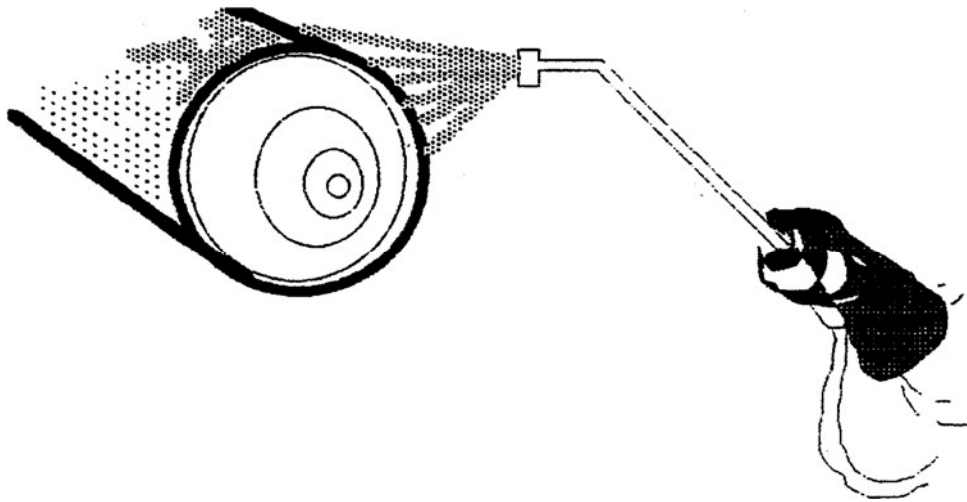
In foundations and footings roots larger than 4 inches in diameter should be bridged, if possible. Roots smaller than 4 inches in diameter should be flush cut to within 2 inches of the ditch wall. Use a handsaw or lopping shears to make a clean cut.



## Control of Insects in Conifer Debris (TTP#6)

In residential sites two methods of insect control in Conifer Logs are effective: 1. Spray conifer logs with an insecticide labeled for Bark Beetles, or 2. Remove logs from the property to an appropriate dumpsite.

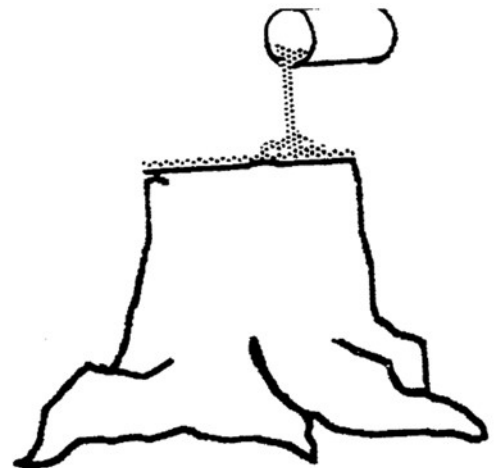
In residential sites one method of insect control in Conifer Branches is effective: 1. Remove the branches to an appropriate dumpsite. Branches sprayed and left eventually become a fire hazard.



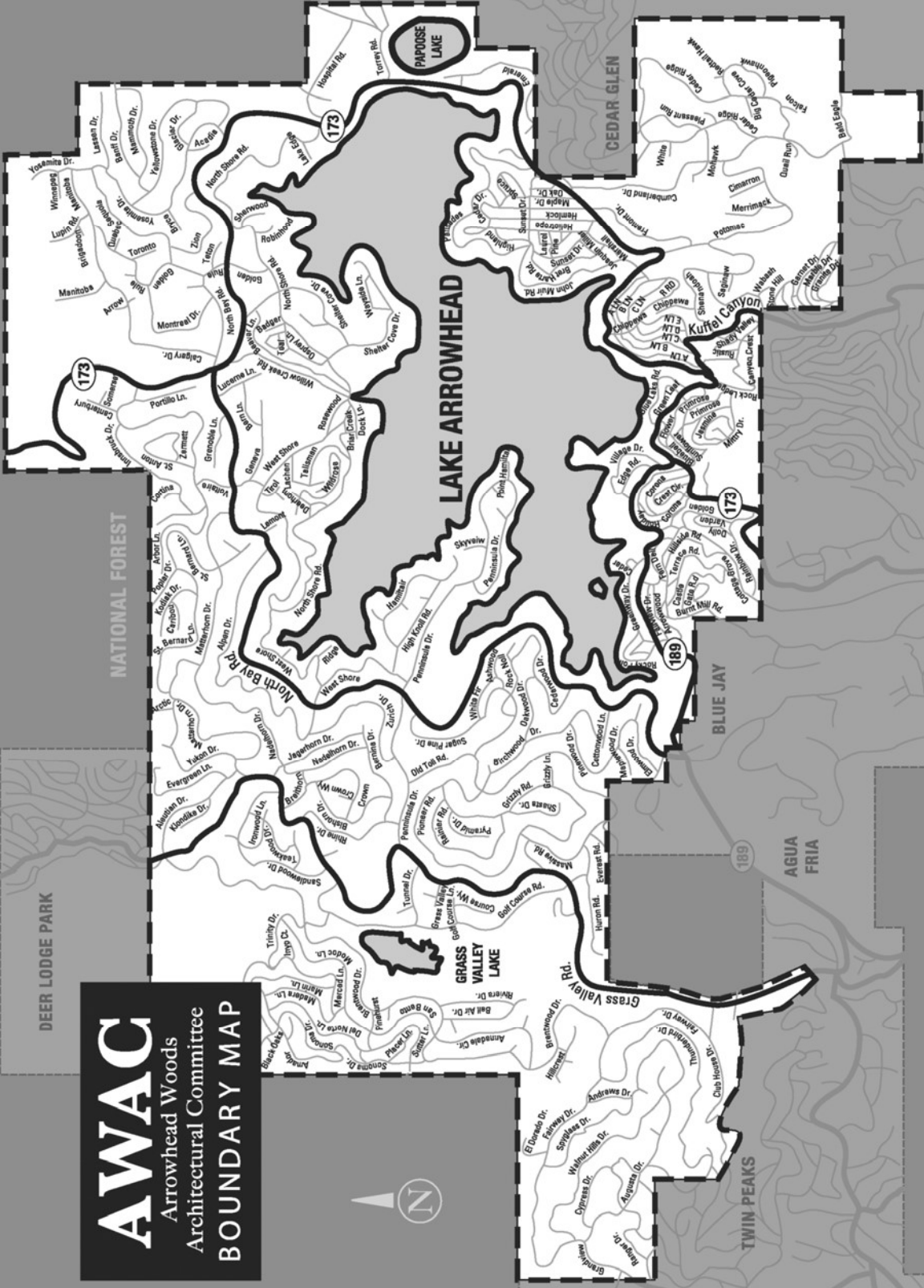
## Control of Root Fungus in Conifer Stumps

To treat Conifer Stumps for Annosum Root fungus, apply a thin layer of powdered Borax on top of the sawn face.

Borax must be applied within 2 hours of cutting and be 1/16 inch thick.



SAN BERNARDINO MOUNTAINS



**AWAC**  
 Arrowhead Woods  
 Architectural Committee  
**BOUNDARY MAP**

NATIONAL FOREST

BLUE JAY

AGUA FRIA

TWIN PEAKS