

**Rudgear Estates Homeowner Association
Request for Architectural Approval
(Does not pertain to properties within the Oak Creek Maintenance Association
or the Cardigan Maintenance Association)
Effective July 1, 2026**

1. Application

Applicant information, certification of request compliance with applicable rules

_____	_____	_____
<i>Date</i>	<i>Homeowner name</i>	<i>Property address</i>
_____	_____	_____
<i>Home phone</i>	<i>Work phone/e-mail</i>	<i>Anticipated work start date</i>

I will obtain all required City of Walnut Creek permits prior to beginning work. I understand Rudgear Estates Homeowner Association approval does not imply approval by the City of Walnut Creek; I must meet all city codes and obtain building permit(s) as required by law.

Proposed items are consistent with Article 7 (“Architectural Approval”) of the Rudgear Estates Homeowner Association Covenants, Conditions and Restrictions (CC&R’s). As specified by Article 7.18, upon completion of this work, I will provide written notification to the Rudgear Estates management company *Community Association Management, 6088 Sunol Blvd. STE, Pleasanton, CA 94566, Phone: (925) 417-7100, e-mail info@hoasmanagement.com* that work is complete and confirm it complies substantially with granted approval.

Homeowner signature

Please describe the proposed work to be performed, specifying materials to be used (see “Standards and Specific Approval Guidance”, below) and attach a diagram showing planned placement if appropriate. If the property proposed to be altered is jointly owned, then signatures of co-owners must be supplied at the time of application.

Work description _____

The start date of the work should be within 90 days of date of approval of this request. Work should be completed within 6 months of the approval date, unless otherwise noted in approval.

Neighbor awareness or co-owner signature (if necessary, per guidance in “Standards and Specific Approval Guidance”)

_____ Signature/date	_____ Address, phone/e-mail
_____ Signature/date	_____ Address, phone/e-mail
_____ Signature/date	_____ Address, phone/e-mail
_____ Signature/date	_____ Address, phone/e-mail

Note: Neighbor awareness signature does **not** imply approval, but simply indicates that the signing individual is aware of proposed work. Although neighbors are not given the right to veto proposed work, neighbors’ views are considered as an important part of the approval process. If the signing individual has questions or objections to the proposed work, s/he should contact Rudgear Estates management company *Community Association Management, 6088 Sunol Blvd. STE, Pleasanton, CA 94566, Phone: (925) 417-7100, e-mail info@hoasmanagement.com*, within 3 days of signing this application.

2. General approval guidance

When is approval required?

Approval is required for building of any building, fence, wall or other exterior structure. Approval is also required for modifications including paint changes, skylights, arbors, fences, reflective window coverings, blinds, window mounted air conditioners, solar systems, garage door changes, front door changes, and landscaping. **A good rule of thumb is if the exterior of the house or yard is affected in such a way as to be visible from the street or neighbors’ properties, then approval is required.** Note that because every lot is different, approval of an improvement/modification on one lot does not imply that approval for similar improvement/modifications will automatically be granted for other lots.

Approval is not required for interior remodeling.

Approval is not required for homeowners living in the Oak Creek or Cardigan Associations. These Associations have their own rules and processes which take precedence over rules specified here.

If in doubt about whether approval is required, please contact the property manager for Rudgear Estates Homeowner Association Rudgear Estates management company Community Association Management, 6088 Sunol Blvd. STE, Pleasanton, CA 94566, Phone: (925) 417-7100, e-mail info@hoasmanagement.com

Important notes:

1. Rudgear Estates Homeowner Association approval does not imply approval by the City of Walnut Creek. The owner must meet all city codes and obtain building permit(s) as required by law.
2. If modification affects common properties, approval must be obtained by the Rudgear Estates board of directors in addition to the architectural control committee.

3. Standards and specific approval guidance

The guidance below, though not exhaustive, is meant to inform homeowners in planning modifications and documentation. Standards are provided in some categories to encourage complementary designs and materials to be implemented throughout the association. However, exceptions are allowed on a case-by-case basis with input from neighbors.

Home Hardening has become a valuable consideration when making upgrade decisions to our homes.

Reference <https://www.fire.ca.gov/home-hardening> for more information.

- For non-standard proposed changes, the petitioning homeowner may be asked by the architectural control committee to obtain signatures from neighbors indicating that they have been made aware of the proposed changes. These signatures do **not** imply approval, but rather indicate that the signing individual is aware of proposed work. Although neighbors are not given the right to veto proposed work, neighbors' views are considered as an important part of the approval process. If the signing individual has questions or concerns to the proposed work, s/he should contact the property manager for Rudgear Estates Homeowner Association: Rudgear Estates management company *Community Association Management, 6088 Sunol Blvd. STE, Pleasanton, CA 94566, Phone: (925) 417-7100, e-mail info@hoasmanagement.com* within 3 days of signing. If the property proposed to be altered is jointly owned(good neighbor fence) then signatures of co-owners must be supplied with the application.

Roofing

Approval on replacement roofs will be based on **color, style, definition (thickness) and fire safety**. Because of the proximity of Association homes to open-space, we require that all newly-installed roofs be **UL-rated as Class A** the most fire-resistant option. **Common Class A roof** coverings include asphalt fiberglass composition shingles and concrete or clay tiles. Other materials have a **“by assembly” Class A fire rating**, meaning that additional materials must be used between the roof covering and roof sheathing in order to attain the fire rating. Examples of these type materials include aluminum, some fire retardant wood shake products and recycled plastic and rubber products. Attached homes must use materials complementary to companion units. Please. submit the roofing brochure, product brand, description with item number and color together with awareness signatures from owners of 4 nearest homes.

Painting

We have provided over 50 Dunn Edwards Paint colors that have been pre-approved, the list is included in your packet and includes the DE item number, color and a direct link to the color on Dunn Edwards website. You can find a copy of the paint color list included in this architectural packet on pages 8-10, with some examples of paint schemes on the following pages. You are *not* limited to the paint schemes exemplified in this packet, feel free to pick and choose a combination of your own. If you choose from this color palette please include the color(s) name, item number and applied location for each color- body, trim or accent with your application. Color choices should be complementary to each other on the same home and to colors on homes nearby. Paint colors chosen from the approved list for exterior walls and trim must also be complementary. If you prefer a brand other than Dunn Edwards, most companies will color match.

- For paint colors not on the pre-approved list, the homeowner must:

- (1) supply 3 paint chips of each requested color, identifying paint by manufacturer and inventory number (e.g., Kelly More 214 Peppertree) and the applied location for each color- body, trim, accent
- (2) display a 2x2 foot sample of the proposed color(s) for neighbor review for at least 3 days prior to obtaining awareness signatures from owners of 4 nearest homes
- (3) include awareness signatures from owners of 4 nearest homes with this request.

Fencing

HOA recommends using Class A non-combustible fencing materials such as metal, aluminum, steel or fiber cement. Color should be brown or black. If choosing wood it should maintain the natural color with allowance for the aging process. Clear sealers or preservatives, or natural-colored stains, are acceptable, but opaque paints or stains are not allowed. Submit description specifying materials, color if applicable to be used as well as a diagram showing planned placement. Note that fence height (including lattice structures) cannot exceed 6' per Walnut Creek statute.

Note: Since replacing fencing can be costly, **Firesafemarin.org** offers a comprehensible guide to replacing fencing with non-combustible materials in stages or all at one time.

Garage doors

Please submit description specifying manufacturer, number of panes (e.g., four or five), materials (e.g. wood or metal) and color, together with manufacturer brochure. Windows on garage doors must be clear or frosted, not colored or decorative.

Landscape/hardscape

Please submit description specifying materials and plants to be used, together with diagram showing planned placement. In general, fire-safe landscaping that requires reduced watering burden is highly encouraged. Yard improvements that result in a fraction of that yard area that is at least 50% hardscape, as opposed to landscape covered by plants is encouraged. Low maintenance, water wise gardens do require regular maintenance to maintain a well kept appearance.

Note: Tree removal may require a permit from the City of Walnut Creek.

See “Environmental considerations” below for additional guidance on yard design.

Before planting, homeowners are encouraged to consult resources such as the Contra Costa Master Gardener (925.646.6586), *Plants and Landscapes for Summer-Dry Climates of the San Francisco Bay Region* (published by the East Bay Municipal Utility District, Oakland, CA, www.ebmud.com), the California Horticultural Invasives Prevention (Cal-HIP) partnership (415.977.0380 ext. 373, <http://www.plantright.org/>), and the Urban Forest Ecosystem Institute (<http://www.ufe.org/>).

Exterior fixtures

Please submit description specifying materials to be used, quantity and a diagram showing planned placement. Any exterior fixtures installed on the property are subject to approval, including (but not limited to) lighting, satellite or other antennas, basketball hoops and any towers or other structures. Depending on the lot size, less is often better when choosing outdoor lighting. Illuminated lights should be warm versus cool and location should be considered to avoid impacting neighbors

Environmental considerations

In general, installation of environmentally-friendly improvements is encouraged. For example, homeowners may consider improvements such as solar panels, composting structures, posts for clothes lines, xeriscaping, artificial turf, and landscaping for passive water collection. These choices are subject to Architectural approval

Note: Yards may be attractively landscaped with low water plants or without plants using stones and other natural elements. These gardens do require quarterly maintenance at minimum.

Other

For work not described in any of the previous categories, please provide a written description of the proposed improvements in the “Work Description” section of the application, including attached drawings or plans as appropriate

4. Approval decision

The request for architectural approval by:

Homeowner name

Property address

received on _____ is hereby:

Approved

Approved conditionally

Conditions required to be met before work can begin:

Denied

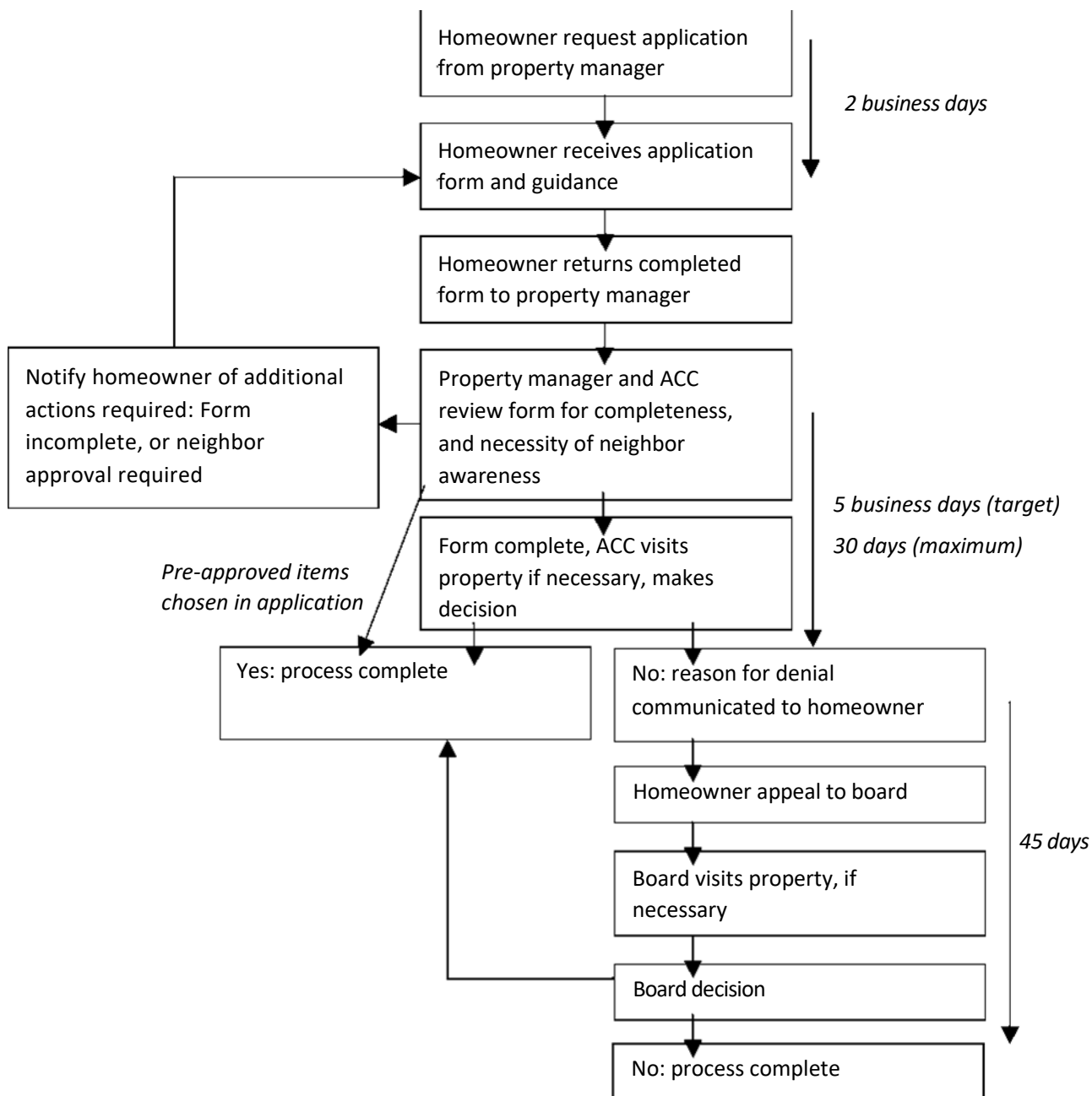
Reason for denial:

ACC/Board Representative:

Date:

The start date of the work should be within 90 days of date of the approval of this request. Work should be completed within 6 months of the approval date, unless otherwise noted in approval.

5. Approval process outline and timeline





RUDGEAR ESTATES PRE APPROVED COLORS

DEBN57 Pigeonhole <https://shop.dunnedwards.com/products/pigeonhole-debn57>

DEBN 50 Campsite <https://shop.dunnedwards.com/products/campsite-debn50>

DEBN49 Quinoa Bowl <https://shop.dunnedwards.com/products/quinoa-bowl-debn49>

DEC739 Golden Gate <https://shop.dunnedwards.com/products/golden-gate-dec739>

DEBN59 Cattail March <https://shop.dunnedwards.com/products/cattail-marsh-debn59>

DEBN68 Twisted Sisal Rope <https://shop.dunnedwards.com/products/twisted-sisalrope-debn68>

DE6222 Weather Board <https://shop.dunnedwards.com/products/weather-boardde6222>

DEBN63 Macrame Knot <https://shop.dunnedwards.com/products/macrame-knotdebn63>

DET510 Gunsmoke <https://shop.dunnedwards.com/products/gunsmoke-det510>

DEBN70 Squirrels Tail <https://shop.dunnedwards.com/products/squirrels-tail-debn70>

DEGR36 River Birch <https://shop.dunnedwards.com/products/river-birch-degr36>

DEBN71 Stepping Stone <https://shop.dunnedwards.com/products/stepping-stonedebn71>

DE6244 Smoky Forest <https://shop.dunnedwards.com/products/smoky-forest-de6244>

DE6243 Union Springs <https://shop.dunnedwards.com/products/union-springs-de6243>

DE6230 Center Ridge <https://shop.dunnedwards.com/products/center-ridge-de6230>

DE6229 Calico Rock <https://shop.dunnedwards.com/products/calico-rock-de6229>

DEGr35 Well-Crafted <https://shop.dunnedwards.com/products/well-crafted-degr35>

DEGR30 Shaggy Dog <https://shop.dunnedwards.com/products/shaggy-dog-degr30>

DBN69 Timber Wolf <https://shop.dunnedwards.com/products/timber-wolf-debn69>

DEC771 Shaggy Barked <https://shop.dunnedwards.com/products/shaggy-barkeddec771>

DEBN28 Stone Cottage <https://shop.dunnedwards.com/products/stone-cottage-debn28>

DEBN27 Dusty Cobblestone <https://shop.dunnedwards.com/products/dustycobblestone-debn27>

DEC767 Riverbed <https://shop.dunnedwards.com/products/riverbed-dec767>

DEBN23 Sautéed Cremini <https://shop.dunnedwards.com/products/sauteed-creminidebn23>

DE6214 Pigeon Gray <https://shop.dunnedwards.com/products/pigeon-gray-de6214>

DEGR34 Rooted <https://shop.dunnedwards.com/products/rooted-degr34>

DEGR27 Countryside. <https://shop.dunnedwards.com/products/countryside-degr27>

DEGR13 Feldspar <https://shop.dunnedwards.com/products/feldspar-degr31>

DET626 Metal Fringe <https://shop.dunnedwards.com/products/metal-fringe-det626>

DEGR39 Highland Country <https://shop.dunnedwards.com/products/highland-countrydegr39>

DEGR33 Sycamore Bark <https://shop.dunnedwards.com/products/sycamore-barkdegr33>

DET627 Pewter Patter <https://shop.dunnedwards.com/products/pewter-patter-det627>

DEGR37 Creek Bed <https://shop.dunnedwards.com/products/creek-bed-degr37>

DEGR28 Hare's Tall Grass. <https://shop.dunnedwards.com/products/hares-tail-grassdegr28>

DEGR17 Heart of Stone <https://shop.dunnedwards.com/products/heart-of-stone-degr17>

DEGR49 Dolphin Pod <https://shop.dunnedwards.com/products/dolphin-pod-degr49>

DEGR38 Fishing Net <https://shop.dunnedwards.com/products/fishing-net-degr38>

DEGR23 Natural Process <https://shop.dunnedwards.com/products/natural-processdegr23>

DET616 Equinox <https://shop.dunnedwards.com/products/equinox-det616>

DEGR71 Metaverse <https://shop.dunnedwards.com/products/metaverse-degr71>

DET600 Dolphin Tales <https://shop.dunnedwards.com/products/dolphin-tales-det600>

DEGR54 Marengo <https://shop.dunnedwards.com/products/marengo-degr54>

DEGR68 Concrete Jungle <https://shop.dunnedwards.com/products/concrete-jungledegr68>

DET603 Church Mouse <https://shop.dunnedwards.com/products/church-mousedet603>

ROOF OUTLINE

DET628 Charcoal Sketch <https://shop.dunnedwards.com/products/charcoal-sketchdet628>

DET619 Celluloid <https://shop.dunnedwards.com/products/celluloid-det619>

DE6364 Cavernous <https://shop.dunnedwards.com/products/cavernous-de6364>

DE6385 Black Bean <https://shop.dunnedwards.com/products/black-bean-de6385>

UNDER EAVES- reflects light

DET641 Doric White <https://shop.dunnedwards.com/products/doric-white-det641>

DEC785 Whisper Gray <https://shop.dunnedwards.com/products/whisper-gray-dec785>

DET675 Pueblo White <https://shop.dunnedwards.com/products/pueblo-white-det675>

DET647 Trade Winds <https://shop.dunnedwards.com/products/trade-winds-det647>

**MOST PAINT COMPANIES WILL COLOR MATCH IF YOU PREFER A
DIFFERENT PAINT BRAND**

The following paint schemes are examples,
but you are not limited to these specific combinations.



Body: DET 641 Doric White

Roof Trim: DEBN 23 Sauteed Cremini

Window Trim: DEGR 35 Well-Crafted

Garage Trim: DET 641 Doric White

Garage: DEGR 35 Well-Crafted



Body: DEGR 31 Feldspar

Roof Trim: DET 510 Gunsmoke

Window Trim: DET 510 Gunsmoke

Garage Trim: DET 510 Gunsmoke

Garage: DET 616 Equinox



Body: DE 6214 Pigeon Gray

Roof Trim: DET 626 Metal Fringe

Window Trim: DEBN 69 Timber Wolf

Garage Trim: DEBN 69 Timber Wolf

Garage: DEBN 69 Timber Wolf



Body: DET 627 Pewter Patter

Roof Trim: DET 626 Metal Fringe

Window Trim: DET 627 Pewter Patter

Garage Trim: DET 627 Pewter Patter

Garage: DEBN 70 Squirrel's Tail



Body: DEGR 71 Metaverse

Roof Trim: DE 6364 Cavernous

Window Trim: DEGR 71 Metaverse

Garage Trim: DEGR 71 Metaverse

Garage: DET 616 Equinox



Body: DET 641 Doric White

Roof Trim: DE 6222 Weather Board

Window Trim: DEBN 59 Cattail March

Garage Trim: DEBN 59 Cattail March

Garage: DEBN 59 Cattail March



Body: DET 641 Doric White

Roof Trim: DE 6222 Weather Board

Window Trim: DEBN 28 Stone Cottage

Garage Trim: DEBN 28 Stone Cottage

Garage: DEBN 28 Stone Cottage



Body: DEGR 31 Feldspar

Roof Trim: DEGR 35 Well-Crafted

Window Trim: DEGR 30 Shaggy Dog

Garage Trim: DEGR 31 Feldspar

Garage: DEGR 35 Well-Crafted



Body: DET 647 Tradewinds

Roof Trim: DET 626 Metal Fringe

Window Trim: DEGR 35 Well-Crafted

Garage Trim: DEGR 35 Well-Crafted

Garage: DEBN 28 Stone Cottage



Body: DEGR 31 Feldspar

Roof Trim: DET 626 Metal Fringe

Window Trim: DEBN 23 Sauteed Cremini

Garage Trim: DEBN 23 Sauteed Cremini

Garage: DEGR 33 Sycamore Bark



Body: DE 6214 Pigeon Gray

Roof Trim: DET 626 Metal Fringe

Window Trim: DEBN 27 Dusty Cobblestone

Garage Trim: DEBN 27 Dusty Cobblestone

Garage: DEBN 27 Dusty Cobblestone



Body: DEBN 71 Stepping Stone

Roof Trim: DET 626 Metal Fringe

Window Trim: DEBN 70 Squirrel's Tail

Garage Trim: DEBN 70 Squirrel's Tail

Garage: DEBN 70 Squirrel's Tail



Body: DE 6214 Pigeon Gray

Roof Trim: DET 626 Metal Fringe

Window Trim: DEGR 30 Shaggy Dog

Garage Trim: DEGR 30 Shaggy Dog

Garage: DEGR 30 Shaggy Dog



Body: DET 603 Church Mouse

Roof Trim: DEC 785 Whisper Gray

Window Trim: DEC 785 Whisper Gray

Garage Trim: DEC 785 Whisper Gray

Garage: DET 603 Church Mouse



Body: DEC 771 Shaggy Barked

Roof Trim: DE 6230 Center Ridge

Window Trim: DE 6230 Center Ridge

Garage Trim: DE 6230 Center Ridge

Garage: DE 6230 Center Ridge



Body: DEBN 71 Stepping Stone

Roof Trim: DET 626 Metal Fringe

Window Trim: DEBN 70 Squirrel's Tail

Garage Trim: DEBN 71 Stepping Stone

Garage: DEBN 70 Squirrel's Tail



Body: DEGR71 Metaverse

Roof Trim: DEGR 54 Marengo

Window Trim: DET 616 Equinox

Garage Trim: DET 616 Equinox

Garage: DET 616 Equinox



Body: DET 627 Pewter Patter

Roof Trim: DEBN 69 Timber Wolf

Window Trim: DEBN 70 Squirrel's Tail

Garage Trim: DEBN 70 Squirrel's Tail

Garage: DEBN 71 Stepping Stone



Body: DET 641 Doric White

Roof Trim: DET 626 Metal Fringe

Window Trim: DEBN 28 Stone Cottage

Garage Trim: DEBN 28 Stone Cottage

Garage: DEBN 27 Dusty Cobblestone