



## Home Improvement Guidelines

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**A**s homeowners in Rainbow Canyon Villages, we have a unique opportunity to maintain and increase the value of our property more drastically than those in our neighboring communities. As one of the first tracts built in Temecula, our lot sizes are generally much larger than the newer tracts. If we observe the design changes of the newer homes and incorporate them into our own homes, it gives us a great long-term advantage.

We are, however, at a crossroad in time in the year 2005. We can learn from the design and style changes of the newer developments, or start to look less and less desirable as the years go by, decreasing our property values as each house in the tract sells. It doesn't have to cost more than the normal repairs and maintenance we would be doing anyway such as painting and fence maintenance. But if done right, these efforts can help us all keep our property values on par with the rest of Temecula.

This is best illustrated with these two photos below, taken looking north on Rainbow Canyon Boulevard in the spring of 2005. The homes to the west are very neutral in tone, while ours are more brightly colored with strong contrasting trim. The original paint style of our tract was appropriate

when newly built, especially since we were more rural at the time. Now we are part of a city and architectural styles have changed a great deal since 1986. The obvious benefit we have when comparing the two photos is our larger lot size and space between homes. We can update our paint jobs but the newer tracts can't grow their lots!

Another advantage we have is our homeowners association. It may not always feel that way, but many of our residents give a great deal of their free time to keep our standards high, protecting us all from potential loss of both property value and quality of life. With that in mind, we have drafted these guidelines to assist you in making your home improvements.

This pamphlet is written to help you in your improvement process but is NOT a substitute for reading and following the current Rules and Regulations. A current version is available for download for free on our web site, [www.rainbow-canyon.org](http://www.rainbow-canyon.org), or a replacement copy can be mailed to you by contacting our management company, S & L Association Management, Inc., at 951-698-4469, Ext. 211 for a cost of about \$33. Also, it is important that you check with the City of Temecula as



**View to the west side of the street ... and to the east side.**

far as permitting requirements when you make any structural changes. Those permits and requirements are separate from those of your Homeowners Association.

**You** MUST submit a Home Improvement Request Form in duplicate to the Rainbow Canyon ACC (Architectural Control Committee) and receive approval PRIOR to starting any actual work. The form is available by contacting the ACC chairman, by downloading it from the web site, or contacting S & L Association Management, Inc. Be sure to fill out both the front and the back of the form. The committee meets the second Monday of every month, so be sure to have your application submitted prior to that to avoid any delays.

### Painting your Home

In Spring of 2005, the committee revised the book of approved colors for our homes. The biggest change you will find is that the newer colors are more neutral. Also, there is less contrast between the main color and the trim and we have done away with the option of a third accent color. With these very important changes, we will in time build a consistency that you can observe in the newer tracts and therefore increase the property value of all our homes. If you have a slightly different color in mind and it is in the value range (lightness/darkness) of the approved colors and very neutral (that is, not a bright color), you MAY submit the color chips to the committee with your application. If not approved, however, this option can delay the painting of your home.

The other new option available to you is that, if your oak front door has aged and you wish to paint it an accent color, you may submit that request as part of your application. Those new accent door color choices are also available in our new color palette book. If you have existing decorative shutters, they may be painted in the door color as well. You may also revarnish your door, paint it white, or your trim color.

Color combinations and detailing of painting your home must be selected from the recently updated color palette book. Also, you must submit

a Home Improvement Request Form to the ACC in duplicate and receive approval PRIOR to starting the work. The ACC meets the second Monday of every month to review applications so make sure that you submit yours prior to that meeting date for prompt approval. There is an application included with these guidelines and you may also find it on the web site or request one from the ACC chairman. That contact information can be found on the web site or by contacting S & L Association Management, Inc., at 951-698-4469, Ext. 211.

The newly updated color palette book is available by either contacting the ACC chairman or going to the Temecula Dunn Edwards Paint Store, 41680 Enterprise Circle, South, 296-5322. At the counter, ask to see the Rainbow Canyon Villages Color Binder and they will give it to you for use in the store. All of the colors are specified as Dunn Edwards colors and by going to that store to purchase your paint, you will be entitled to a 25% discount on your paint purchase. Simply give them our account number (available from our ACC chairman) when you order your paint. They will even deliver your order directly to your home if you wish. If you purchase your paint elsewhere, make sure they computer match to the exact Dunn Edwards color number.

Matching the stucco siding on the Village (red tile roofed) homes adds to the complexity of your choices. If your stucco is in good shape and doesn't need to be painted, pick a color from our book that is complimentary to your stucco and use the trim color in the same combination. Or if you can't find a close enough match in our book, we suggest that you get a selection of paint chips from Dunn Edwards and bring them to your home to make your match. Compare it to the stucco in both a sunny and shaded area. If the committee doesn't think you have come close enough in your match, you will be asked to look for a color chip that is closer. The other option of course is to paint your stucco to match your front siding.

### Trim Colors

On the back page of this pamphlet is an illustration of the places you may apply trim colors on your

home. Please note that we have deleted the option of painting the corner details in a trim color, and prefer that those be painted in the same color as the siding or stucco. It is a small detail that we believe “dates” our homes, as you do not see that kind of detailing on newer homes. If you just consider the trim as basically the wood that surrounds doors, windows, and porches, you have it. There are so many different models of homes here that we can not show them all in the pamphlet, but if you have any question about which part of your home is appropriate for “trim” paint, please contact the ACC and someone will be able to help you.

### **Replacing Garage Doors**

One of the best values you can get for your home improvement dollar is to replace your garage doors. Just take a look around the neighborhood and observe the improved look of the houses that have done so. Keep an eye out for sales at your local home improvement stores and save even more money that way. You do have to submit an application to replace your garage door/s., but may do so at the time of purchase (allowing time for approval before scheduled installation) to take advantage of a sale price.

### **Maintaining your Fencing**

A big advantage to living in Rainbow Canyon Villages and Estates is our larger lot size. The only disadvantage to that is the amount of fencing we have to maintain around those nice large lots! Aged fencing more than anything else dates and devalues our homes and our neighborhood. There are four kinds of approved fencing for our tract. Note: All fences facing the street, no matter the type, must be 6 feet tall, no more, no less, with no trelliswork at the top.

The four types of fencing that are approved are: wood, either dog-eared or with wooden top rail, wrought iron in the style that is present here today, stuccoed block wall, or Vinyl (PVC).

If you repair a section of your fence and the original has been left to age naturally, the fence must

now be painted to match trim of the house, or it may be painted white. You do have to submit an application to replace your fencing but not to repair it. However, if as mentioned above, the repair “stands out” as such, then an application must be filed to paint the fence for color approval.

### **Construction of Outdoor Structures and Room Additions**

Any structural changes, either room additions or any outdoor structures, require a pre-approved application from the ACC before construction can begin. This application is separate from any permitting required by the city. That is your responsibility as well.

Outdoor structures such as lawn or storage sheds cannot exceed 120 sq. feet. The siding on the shed must match the siding on the house and the roof must match the roof tile on the house. Height of the shed cannot protrude more than two feet above the fence as viewed from the street. Room additions basic requirements are as follows: The exterior walls must match the existing home, the pitch of the roof must be the same as the existing home, the roof tile must be the same (an exception would be new vinyl windows instead of the existing older style metal windows). All structures, room additions, sheds, etc. must maintain a minimum distance of 5 ft. from the property line. Air conditioning equipment, pool pumps, and heaters, or any auxiliary equipment that is prone to create noise must be placed in the least intrusive area of the lot so as to minimize disturbance of neighbors, such as near bedrooms, dens, etc.

### **Maintaining and Improving your Landscaping**

Another cost effective way to improve your property is to upgrade your landscaping with new hardscaping (sidewalks, lighting, etc). You can hire a landscaping professional or you may do it yourself, however you must first submit an application with a rough plan (no sketches on napkins please!) of what you intend to do. While you do not need to hire a professional to do

the drawing, you must communicate with us the basic measurements and materials and colors you intend to use. The same holds true if you intend to remove major landscaping in your yard for replacement. The ACC will also review those applications on the second Monday of every month, so plan accordingly.

get a home equity line of credit or reverse mortgage to pay for your improvements, you might find it easier to do than you thought, based on the very rapid raise in values in our area. In 2004, we had the fastest home value growth rate in the state! So do keep in mind that whatever you invest in your home, you will get back. You are not spending, but rather reinvesting...and you get to live in and enjoy your investment!

**How Valuable IS your home?**

If you haven't been looking at housing prices in our area lately, you might be surprised to find out that you are sitting on a gold mine. The best way to get an idea of your current equity is to see what houses around you are selling for per square foot. This information is available a lot of different ways but the best way is to keep track of reports in the newspaper. Once you have that number, simply multiply by the square footage of your home. If you need to

**Contact Information**

Association web address:  
[www.rainbowcanyon.org](http://www.rainbowcanyon.org)

S & L Association Management, Inc., 951-698-4030  
 Ext. 211, slpropmgmt@slpropmgmt.com

Temecula Dunn Edwards Paint Store, 951-296-5322, 41680 Enterprise Circle, South

City Of Temecula, 951-694-6444,  
[cityoftemecula.org](http://cityoftemecula.org)



**The original dark trim and bright siding date our homes and should not to be used, whether your roof is grey (Estates) or red (Villages).**



**The updated trim detail accents the windows and doors only and no longer the corners of the structure. Also there is less contrast between the color of the siding/stucco and trim.**

**Trim Colors**

*Shown here at the left are the original trim style (top) and the new style (bottom). When repainting your home, use the trim style at the bottom only, eliminating the dark trim and trim that accents the corners of your home. Even if a piece of wood continues past the edge of the window frame, you can paint across it as shown below.*

