



Exterior Design Guidelines
2021 2024

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INTRODUCTION

The Master Declaration of Restrictions for San Miguel Ranch Master Association (“Declaration”) provides that exterior improvements to Residences within San Miguel Ranch must be submitted to the Master Architectural Committee (MAC) for review and approval (Article 8, Section 8.5). The Declaration also provides for the MAC to adopt and promulgate guidelines and standards for architectural review procedures (Article 8 Section 8.5 e). These Architectural Guidelines (“Guidelines”) are adopted pursuant to the Declaration and provide an overall framework and comprehensive set of standards and procedures for the review of proposed exterior improvements to Residences and Lots within San Miguel Ranch.

The main goals of the Architectural Guidelines are to provide a consistent approach to the review of proposed improvements and provide guidance to Homeowners/Members seeking to make improvements to their Lots and/or Residences. The intent of the Guidelines is not to inhibit individuality and creativity, but rather to maintain and enhance the Community-Wide Standard established for San Miguel Ranch.

These Architectural Guidelines are a guide for the Members of the San Miguel Ranch MAC and the San Miguel Ranch Homeowners, who are Members of the SMR Master Association. It is hoped that these Guidelines will increase the Homeowners' awareness of the ways in which the integrity of the Community Plan is preserved and the responsibilities the Homeowners must assume in this process. The Guidelines address exterior improvements for which Homeowners most commonly submit applications and are not intended to be all-inclusive.

In the event of any inconsistency between the terms and conditions in these Guidelines, and the Declaration, the Declaration shall control. Nothing in these Guidelines is intended to modify the conditions set forth in the Declaration.

OBJECTIVES

1. To provide uniform guidelines to be used by the MAC in reviewing applications in conformance to the standards set forth in the legal documents of San Miguel Ranch Master Association.
2. To assist Homeowners and residents in preparing an application to the MAC.
3. To increase Homeowners and residents' awareness and understanding of the CC&Rs, Bylaws, and Articles of Incorporation.
4. To maintain and improve the quality of the living environment in San Miguel Ranch.
5. To illustrate design principles which will aid Homeowners in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.
6. The intent of these Guidelines is to assure Homeowners of continuity of design that will help preserve or improve the appearance, to protect property values, and to enhance the overall environment of San Miguel Ranch.

7. These Guidelines are directed only to exterior alteration, including landscaping, made by Homeowners to their property.

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)

8. The CC&Rs establish the San Miguel Ranch Master Association and the Master Architectural Review Committee (MAC). The MAC insures that proposed exterior alterations comply with the standards set forth in the covenants. This involves the regular review of all applications for exterior alterations submitted by Homeowners and residents.

9. Every San Miguel Ranch Homeowner has received a copy of the CC&Rs with the purchase of their home. However, ~~all too frequently, this information is not provided during a resale or, when provided,~~ the CC&Rs are not always read by the Homeowner. The CC&Rs are binding on all Homeowners and every Homeowner is encouraged to read the CC&Rs thoroughly for complete understanding of the responsibilities of the San Miguel Ranch Master Association and its Members. Homeowners are responsible for ensuring compliance with all standards and procedures within these Guidelines. Homeowners are also governed by the requirements and restrictions set forth in the Declaration and any applicable Supplemental Declaration.

AMENDMENTS

10. These Guidelines may be amended from time to time. It is anticipated that the changes will primarily be additive, and will not involve substantive changes. However, the existing Guidelines may be amended to reflect changed conditions or technology.

11. The ~~MAC and/or the~~ SMR Board of Directors will conduct a periodic evaluation of the Guidelines to determine if amendments are required. The ~~MAC Board of Directors~~ shall be the conclusive interpreter of these Guidelines, shall monitor the effectiveness of these Guidelines, and may promulgate additional design standards and review procedures consistent with these Guidelines. ~~Members of the MAC will be appointed as provided in Article 8 of the Declaration.~~

MASTER ARCHITECTURAL COMMITTEE CRITERIA & APPROVAL

12. In rendering its decisions, the MAC may consider whether the construction, alterations or additions contemplated in the location Indicated will be detrimental to the appearance of the properties as a whole, whether the appearance of any structure affected thereby will be in harmony with the surrounding structures, whether the construction thereof will detract from the beauty and attractiveness of the properties as a whole, and whether the upkeep and maintenance thereof will become a burden on the Master Association or any applicable Subassociation. The MAC may consider whether any additions to the structure of a home will be architecturally compatible with the existing structures as well as the surrounding area.

13. The MAC will decide what is acceptable and what is not acceptable. Disputes may be appealed to the SMR Board of Directors. Any decision by the SMR Board of Directors shall be final and binding.

12. Homeowners are reminded that **approval** from the MAC is **required PRIOR TO COMMENCING** with **any additions, alterations, remodels, or conversions** that meet any of the following contained in these Guidelines. Furthermore, once a plan is approved, any

modification must be approved by the MAC prior to installation.

13. This includes **all** exterior structures, alterations, and landscaping, of front, side and rear yards, including fences and walls, except those items specifically listed as 'Pre-Approved' on Appendix B.

~~14. ANY change to the exterior appearance of one's property must be approved by the MAC PRIOR TO COMMENCING with the change. Furthermore, once a plan is approved, any modification must be approved by the MAC prior to installation.~~

15. It is important to understand that MAC approval is not limited to major alterations such as adding a room or deck to a house, but including **ALL minor** alterations such as changes in color and material, etc. Approval is also required when an existing item is to be removed.

16. Each application is reviewed on an individual basis. There are no "automatic" approvals, except as outlined in the Guidelines. A Homeowner who wishes to construct a deck, for example, identical to one that has already been approved by the MAC, will be required to submit an application and may or may not receive MAC approval.

17. In every case, an application must be submitted and reviewed ~~in order to consider for~~ consideration of specific implications of location and impact on surroundings.

18. The MAC evaluates ~~on~~ the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance, may not be acceptable for another. The MAC will consider the potential effect of the proposed improvements on views, access, sunlight, ventilation, and privacy of adjoining houses and the neighborhood.

19. The proposed improvements must be consistent and compatible with the architectural characteristics of the Applicant's house, adjoining houses, and the neighborhood setting. Compatibility and consistency are defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

20. Beyond compatibility, the other concerns are views, access, sunlight, and size of any proposed structures or items.

21. The MAC reserves the right to request additional information necessary to review an application. Submittal packages will be returned if all required information and documentation is not provided.

LIMITED SCOPE OF REVIEW

22. When reviewing or approving an application, the MAC is not approving the means or the method of construction, the installation, nor a guarantee to the Homeowner. This is the sole responsibility of the Homeowner and/or his contractor or landscape contractor. Review and approval of any exterior improvement under these Guidelines is made on the basis of aesthetic considerations and compliance with these Guidelines and the Declarations only. The MAC shall not bear any responsibility for ensuring (i) structural integrity or soundness of approved construction or modifications, (ii) compliance with building codes and other governmental

requirements; or (iii) for any defects or deficiencies in plans submitted.

23. The Homeowner submitting an application for approval under these Guidelines ("Applicant") shall obtain all necessary permits, approvals and inspections required by any state, county or local governmental entity to commence and complete the proposed improvement. Additionally, the Applicant shall also be responsible for ensuring that all improvements comply with all applicable building codes and regulations. The MAC shall have no liability for any injury, damages, or loss arising out of the manner or quality of approved improvements.

24. The review of the MAC is limited to aesthetics and compliance with these Guidelines and the Declaration. Opinions with regard to aesthetics are necessarily subjective and therefore may vary. Individual interpretations of these Guidelines and the Declaration may also vary.

25. Each Homeowner agrees to release and hold harmless Declarant, the Association, SMR Board of Directors, the MAC, and the members of the foregoing from and against any and all liability, including attorney's fees and court costs actually incurred, arising out of any approval given or denied by the MAC.

MANAGEMENT COMPANY

26. The management company for the San Miguel Ranch Master Association is Walters Management and can be reached at (619) 397-5299 or via email to smrstaff@waltersmanagement.com. The management company has an onsite office at 401 Calle La Marina, Chula Vista, CA 91914.

MAINTENANCE

27. ~~Property ownership includes the responsibility of maintenance of~~ Homeowners are required to maintain all structures and grounds that are a part of ~~a Homeowner's~~ their property. Proper maintenance includes, but is not limited to, items such as adequate watering, fertilizing, trimming, mowing and pruning to maintain a healthy and attractive appearance at all times, removal of trash and structural maintenance. Maintenance affects the visual character and economic values of the property and the neighborhood and, in some cases, safety, and security.

COMMUNITY COMMON AREA AND RESIDENTIAL PARKWAYS

28. Community Common Areas and Residential Parkways are maintained by the San Miguel Ranch Master Association. The landscaping within these areas (turf and trees) may not be pruned, trimmed, removed, altered or changed in any way by residents.

29. Irrigation within these areas will be maintained ~~and irrigated~~ by San Miguel Ranch Master Association.

30. A Community Common Area or Residential Parkway that is damaged or disrupted due to installation/construction of an individual Homeowner's improvement must be restored to its original state at the Homeowner's expense. Any improvement plan requiring placement of electrical lines, sewer lines or gas lines over or under the Community Common Area or Residential Parkway must fully detail the exact location of such lines in relation to the Home owner's lot or

unit. Proper authorization for work on adjacent property must be obtained from the Homeowner of said property PRIOR TO COMMENCING any alterations.

CITY PERMITS

31. Approval by the MAC for any improvement does not waive the necessity of obtaining required City permits. Obtaining City permits does not waive the need for MAC approvals. Approvals must be obtained prior to construction.

MASTER ARCHITECTURAL COMMITTEE CRITERIA

~~32. The MAC evaluates all submissions on the individual merits of the application. In addition to evaluation of the particular design proposal, consideration of the characteristics of the housing type and the individual site will be taken into account. An acceptable design of an exterior in one instance may not be acceptable in another.~~

~~33. The proposed improvements must be compatible and consistent with the architectural characteristics of the Applicant's house, adjoining houses, and the neighborhood setting. Compatibility and consistency is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.~~

~~34. MAC will consider the potential effect of the proposed improvements on views, access, sunlight, ventilation, and privacy of adjoining houses and the neighborhood.~~

~~35. Each neighborhood has individual characteristics and the proposed alteration should complement existing structures and improvements.~~

~~36. The MAC will decide what is acceptable and what is not acceptable. Disputes may be appealed to the SMR Board of Directors. Any decision by the SMR Board of Directors shall be final and binding.~~

PROCEDURAL STANDARDS

Application Procedure and Requirements

37. An SMR Home and Landscape Improvement Application form is included on page 35 Appendix A of the Guidelines.

38. **Any and all changes to existing architectural features or construction of new architectural features must be approved by the MAC** pursuant to the application and approval procedures outlined in these Guidelines. This includes, but is not limited to, all alterations, new construction of accessory dwelling units (ADU), walls, fences, air conditioners, antennas, satellite dishes, dog houses, dog runs, permanent barbecues, fireplace chimneys, flagpoles, roof gutters, exterior lighting, patios and decks, patio covers, arbors, gazebos, room additions, security or screen doors, solar energy equipment, swimming pools, spas, windows and window treatments, sports apparatus, tool sheds, playhouses, exterior colors, awnings, and overhangs.

39. Applications for landscaping must include a list of all proposed plant materials contained within Appendix E. Included within the Guidelines are lists of both suggested and prohibited

plants and trees. These lists are not all inclusive.

40. Applications must include a site plan prepared in accordance with applicable building codes and in a professional manner with clarity and completeness. The Plan must show the house (plot plan) and location of the proposed landscaping (plant materials) with dimensions to building and adjacent property lines.

41. Any proposed planters, retaining walls, and edge treatments must include dimensions, materials, and color/finish.

42. All Hardscape, such as concrete, walk and patios, driveways, deck, patio covers must include finishes, color, elevations (side views), dimensions, and construction detail.

43. A complete drainage plan diagram must be submitted which includes the locations of drain inlets and water flow direction.

44. Approval of any project by the MAC does not waive the necessity of obtaining the required City permits, such as pools, walls, fencing and building permits.

45. All requests are to be made to the San Miguel Ranch Master Association to the attention of the MAC on the standard San Miguel Ranch Master Association Architectural and Landscape Improvement application form included with these Guidelines. Additional copies may be obtained by contacting the Management Company.

46. All MAC submittal packages must comply with the San Miguel Ranch Master Association Exterior Design Guidelines and include the items listed on the attached San Miguel Ranch Master Association Architectural and Landscape Improvement application.

47. Submittal packages will be returned if deemed incomplete.

48. Generally there are no fees to submit an architectural plan to the MAC. On rare occasions, if the submittal package is deemed to ~~be above exceed the expertise of~~ the MAC and Board of Directors, the homeowner is required to submit their plans to the association's professional consultant. The homeowner is required to refund the Homeowners Association for any consulting fees, if applicable. The initial fee is \$250.00. Additional fees will be charged to the homeowner if plans are altered or require resubmission based on the professional consultant's fee.

49. MAC reserves the right to request additional information. The MAC will decide compliance. Disputes may be appealed to the SMR Board of Directors. MAC reserves the right to request additional information. Any decision by the SMR Board of Directors shall be final and binding.

Neighborhood Notification

50. The MAC requires notification of Adjacent Property Homeowners, prior to approval of any improvement. The intent is to advise all neighbors, who own property adjacent to the Applicant's lot and would be affected by the proposed work. On the application form, obtain ALL of the following signatures: each neighbor(s) located to the left ~~and right~~, right, front, and rear of the property ~~of the proposed from the applicable work, as well as the neighbor(s)~~

~~located directly across the street from the property of the proposed work.~~

51. Signatures indicate neighbor awareness, not neighbor approval. Neighbors who disapprove of proposed projects may inform the MAC of their concerns in writing or in a scheduled hearing. This hearing shall be held or all written comments received within thirty (30) days of plan submittal. Failure of neighbor to comment at hearing or submit written comments by the deadline will constitute such neighbor's consent. Neighbors' right to input is a courtesy only. The MAC shall determine final approval of the plans.

52. NO APPLICATION WILL BE CONSIDERED COMPLETE UNTIL ALL OF THE NEIGHBORS NOTIFICATIONS CONDITION HAS BEEN SATISFIED.

Construction Drawings and Plans

53. Construction drawings and plans must be prepared in accordance with applicable building codes, and in a professional manner with clarity and completeness. It is recommended that work involving major additions or work requiring variances be submitted at the preliminary drawing stage for review. To avoid unnecessary expense, final drawings should not be prepared until preliminary plans have been reviewed and approved by the MAC.

Right of Entry

54. If construction work requires the use of Common Area, or access from property not owned by the Applicant for purposes of transporting labor and materials, or for the temporary storage of materials for the work, the Applicant shall obtain written permission from the San Miguel Ranch Master Association and any other Homeowner involved for the right to enter during construction. A copy of the letter granting permission shall be submitted to the MAC prior to commencement of construction. A security deposit or bond, as deemed necessary by the MAC, may be required from the Homeowner. Unused deposits will be refunded after completion of work and final acceptance by the MAC and verification that the Common Area has not been disturbed or has been restored to its original condition. Payment will be refunded by US Mail within 30 days after the MAC's final acceptance.

Submittal

55. Within 45-60 days of the MAC's receipt of a complete application, a decision will be rendered, either approving or disapproving the application via first-class mail. ~~If the Applicant has not been contacted within the 45-day period, it is the Applicant's responsibility to contact the Management Company regarding the status of the plans. There are no automatic approvals.~~

56. Neighbor's disapproval will be subject to a hearing with the MAC. Neighbors will be notified in writing to attend a hearing or submit written comments. This hearing shall be held or all written comments received within ~~thirty (30)~~sixty (60) days of plan submittal. Failure of neighbor to comment at hearing or submit written comments by the deadline will constitute such neighbor's consent. Neighbors' right to input is a courtesy only. The MAC shall determine final approval of the plans.

57. When the plans are approved by the MAC, one set of the stamped approved plans will be returned to the Homeowner and the other set will be retained by the Management Company

and the MAC.

58. **Applicants are prohibited from commencing construction prior to obtaining a written response acknowledging approval of the application by the MAC.**

59. The decisions of the MAC are subject to appeal to the Board of Directors.

Construction

60. Work shall be completed within one hundred fifty (150) days after receiving approval from the MAC. If a project's completion were to extend past one hundred fifty (150) days, a written request must be submitted to the Board and approved prior to the end of the approved project timeframe.

61. No construction materials or debris may be stored in the street under any circumstances. No materials may be stored in the front yard for more than 96 hours and debris may not be stored in the front yard for more than 24 hours. Homeowners are responsible for preventing debris and stored materials from entering the street or storm drain system.

62. Use and location of portable facilities must be included in the submittal package. Portable facilities must not be unsightly, kept clean, sanitary, and not cause harmful/offensive odors.

Final Review

63. Upon completion of the work, as indicated on "Approved" copy of the drawings and specifications, the Applicant shall notify the MAC in writing and request the final review and conformance report. The review and conformance report will be completed within thirty (30) days. Failure of the Homeowner to request a final review inspection shall leave improvements subject to review indefinitely and set forth the procedures for non-compliance.

Enforcement

64. Improvements that are installed without the necessary approval from the MAC will constitute a violation of the CC&Rs and will require modifications or removal of work at the expense of the Homeowner included, but not limited to, any legal fee incurred. Remedies will be pursued to the fullest extent permitted by the CC&Rs and the law.

Damage

65. Homeowners shall be responsible for any damage caused to the streetscape, Common Area, Residential Parkways, other Homeowner's property, or open space areas as a result of construction improvements. This includes construction debris and other materials used in making said improvements. All refuse must be removed from the premises to a regulated disposal area.

No Waiver of Future Approvals

66. The approval, conditional approval, or disapproval, by the MAC of any proposals, plans, specifications or drawings will not bind the MAC to approve or disapprove the same or similar

improvement or matter in the future. The MAC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted by the same or any other person.

Notice of Completion

67. Upon full completion of the approved improvements, the Applicant will forward the Notice of Completion (Appendix C) to the San Miguel Ranch Master Association, attention: MAC, c/o the Management Company. Any refundable construction deposit(s) will be refunded only after the Notice of Completion has been submitted to the Management Company and the MAC has inspected and signed off on the improvement. If the Notice of Completion's inspection is approved, the Refund will be sent by first class mail within ten (10) days of written notification by the MAC that the improvement has been completed per plan.

Appeals

~~68. In the event plans and specifications submitted to the MAC are disapproved, the Applicant(s) may 1) make corrections to any/all item(s) that were disapproved and resubmit a Notice of Completion for re inspection or 2) appeal in writing to the San Miguel Ranch Association Board of Directors. The written request must be received by the Board not more than thirty (30) days following the notification of the disapproval by the MAC. Within sixty (60) days following receipt of the request for appeal, the Board shall render its decision. This decision shall be final. The failure of the Board to render a decision within said sixty (60) day period shall be deemed a decision in favor of the Applicant.~~

69. In the event plans and specifications submitted to the MAC are disapproved, the Applicant(s) may 1) make corrections to any/all item(s) that were disapproved and resubmit a new architectural application or Notice of Completion for re inspection or to the MAC 2) appeal in writing to the San Miguel Ranch Association Board of Directors. The written ~~request~~ request appeal must be ~~received by~~ submitted to the Board not more than thirty (30) days following the notification of the disapproval by the MAC. Within sixty (60) days following receipt of the request for appeal, the Board shall render its decision. This decision shall be final. The failure of the Board to render a decision within said sixty (60) day period shall be deemed a decision in favor of the Applicant.

LANDSCAPE GUIDELINES

Landscape & Irrigation

70. Plants and trees are not to encroach on common areas or walkways.

71. Modifications to the Common Areas, to street trees and to Residential (~~turf~~) Parkways adjacent to sidewalks are prohibited. SMR Association is responsible for properly maintaining common areas, the original turf residential parkways, and street trees ~~in the Residential Parkways~~ adjacent to SMR homes.

72. Any plant material planted by a homeowner may not encroach upon or cause damage to another homeowner's property.

73. Decorative gravel, rock or mulch should only be used as an accent to plantings in the front yard and/or side yards visible from public view. Artificially colored boulders, cobble or mulch is not permitted. Gravel or artificial mulch of any kind is expressly prohibited.

74. Hardscape, such as concrete, walks, steppers, pavers, boulders, gravel, rocks, mow curbs, walls, patios, and decks, and including the driveway, may not cover more than 60% of the front yard. The list is not meant to be inclusive. The hardscape being proposed should be consistent with the aesthetic of the neighborhood and community.

75. Decorative boulders, placed in the front yard, shall be made of natural stone, neutral in color, and be no larger than 36" wide and 30" in height from ground level.

76. Homeowner is encouraged to ~~utilize~~use concrete mow curbs or wooden or plastic bender board to separate planted and turf areas.

~~77. No man-made structures, other than walls, retaining walls, gates, or fountains, shall be permitted in the front yard. (See Statues, Exterior Art and Other Decorative Yard Elements)~~

78. Artificial plants of any kind are prohibited in the front yard and other visible yard areas.

79. All exposed ~~dirt~~soil in planter areas must be covered with some type of groundcover or mulch.

80. Irrigation lines must be subterranean except "drip" systems. The irrigation system shall be designed and installed to operate different landscape zones (i.e. sun, shade, lawn and shrubs).

81. Sprinklers must be adjusted so as to spray landscaped areas only.

82. Applications for landscape must include:

i. Listing of plant material and size. The San Miguel Ranch suggested plant list is attached on ~~pages 14-16~~Appendix E.

ii. Site plan showing house (plot plan) and location of the proposed landscaping (plant materials).

iii. Walls, Planters and Retaining Walls - with dimensions including height, materials, and color/finish. Planters may not be taller than forty-eight inches (48").

iv. Hardscape, such as concrete, walls, steppers, pavers, walks, mow curbs, patios, deck, and patio covers with dimensions, elevations (side views), and construction detail.

v. ~~Drainage plan including location of drain inlets and water flow direction.~~ Dimensions of proposed work and existing improvements must be provided.

Drainage

83. All surface water must have positive drainage away from the building and be collected in

a landscape drainage system. Drain inlets must be located throughout landscape areas including side yards.

84. Appropriate drainage shall be installed so as to be directed to the street, to prevent run-off onto adjacent or common area properties. There should be a slope/drainage of 2% away from the building and water should be collected in a landscape drainage system.

85. Under no circumstances may water flow onto adjacent properties.

86. The MAC is not responsible for installation of proper drainage. This is the sole responsibility of the Homeowner and/or his-their landscape contractor.

87. The Homeowner is solely responsible for cleaning, repairing, and maintaining all drains in place on the lot, and for maintaining a safe and responsible course of drainage.

Artificial Turf

88. Artificial turf is permitted for use in front and visible side yard areas. ~~All uses and installations shall be subject to the following requirements and the Recommended Product and Installation specifications.~~ All requests to install artificial turf shall be reviewed and preapproved by the Master Architectural Review Committee (MAC) ~~prior to installing any artificial turf products in the front yard.~~

89. The term “artificial turf” shall apply to any synthetic turf product that is in the form of turf grass or putting greens. Artificial turf shall occupy no more than 75% of the total landscape area of the front yard, excluding such hardscape features as driveways and walkways.

90. All requests for the installation of artificial turf shall be accompanied by a plan that clearly indicates the location and size, in square feet, of the total landscape area and the total proposed area, in square feet, of artificial turf installation. Artificial turf shall be installed as a permanent improvement and shall be integral to the landscape theme of the yard.

91. Product specifications, installation details, and two (2) product samples that measure six (6) inches by six (6) inches shall be provided that clearly indicate the quality and color of the product, installation techniques, and proper drainage.

92. ~~The artificial turf product shall have a porous backing and shall be installed on a layer of compacted aggregate (such as decomposed granite) in order to facilitate drainage.~~ The artificial turf ~~shall be lead and toxic chemical free and must~~ meet all of the requirements of the State of California Proposition 65. Artificial turf installations that do not meet these requirements shall not be permitted.

93. The artificial turf shall consist of grass blades that are multiple color blends that consist of green hues and brown thatch.

94. ~~Artificial turf shall not be used on any slope that exceeds 5 to 1 (20%) in steepness.~~

95. Artificial turf, like real turf, requires regular maintenance. Maintenance shall occur at regular intervals based on manufacturer’s recommendation. Organic matter, such as leaves,

shall be regularly removed. Pet feces shall be regularly removed and the turf shall be hosed or washed off in order to eliminate pet odors. Raking of the turf and replenishing of the infill material shall occur as recommended by the manufacturer or if required for the turf to maintain a “natural” look.

96. A minimum of 10% of the landscaping of the front yard area shall consist of 100% living plant material. The live plants may be accented with other naturally colored products such as boulders, cobble or mulch. ~~See Management Company or MAC for current list of approved colors.~~

97. SMR Master Association reserves the right to require replacement of the artificial turf if the product shows significant fading or deterioration. If notified in writing by the Master Association, the Homeowner is required to replace the entire installation within ninety (90) days of written notification. Additionally, lack of maintenance of the artificial turf, may result in revocation of approval of the artificial turf. The Homeowner will be required to remove the entire installation of visible artificial turf and replace it with landscaping that is in conformance to the Architectural Design Guidelines.

98. The component materials of the artificial turf shall consist of a minimal face weight of 60 ounces. The fiber shall be UV resistant fiber, measuring not less than 1.75 inches high. Installation shall be in accordance with the manufacturer's instructions.

~~A. Recommended Product and Material Requirements:~~

~~98. The Component Materials of the synthetic turf grass system shall consist of:~~

- ~~i. Monofilament, polyethylene fibers tufted into a fibrous, porous backing~~
- ~~ii. Minimal face weight of 60 ounces~~
- ~~iii. Infill that is a controlled mixture of graded sand, 20 grit silica, or acrylic coated sand placed at 2-3 pounds per square foot~~
- ~~iv. Fibers tufted into a primary backing with a secondary backing. No non-permeable backing~~
- ~~v. The primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors. The secondary backing shall consist of an application of porous, heat-activated urethane to permanently lock the fiber tufts in place. A perforated (with punched holes) backing may be acceptable.~~
- ~~vi. The fiber shall be 8,000 denier, low friction, UV-resistant fiber, measuring not less than 1.75 inches high.~~
- ~~vii. Grass blades shall be of multiple color blends that consist of green hues and brown thatch.~~

~~B. Installation Requirements:~~

~~99. Installation shall be in accordance with Manufacturer's instructions. The turf contractor shall strictly adhere to the installation procedures outlined under this section. Any variance from these requirements must be accepted in writing by the Manufacturer's onsite representative and submitted to the Homeowner, verifying that the changes do not in any way affect the warranty.~~

~~100. The compaction of the granulated aggregate base material shall be at a minimum of 95% in accordance with the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed 0 1/4 inch over 10 feet and 0 1/2 inch from design grade.~~

~~101. The surface area shall be prepared by qualified/trained personnel and shall meet or exceed all the minimum requirements set forth by all local state and county building code requirements in the installation area.~~

~~102. Seaming glue and/or fabric shall be as recommended by the synthetic turf manufacturer. All glues and/or adhesives shall meet the minimum volatile organic compounds compliance so as to meet the local air quality management district standards set forth in the installation area.~~

~~103. The infill materials shall be approved by the Manufacturer and installed in accordance with the Manufacturer's standard procedures. The infill shall consist of a resilient layered granular system comprising of selected and grade dust free silica sand or acrylic coated sand.~~

~~104. Infill materials shall be applied in numerous thin lifts. The turf shall be brushed as the mixture is applied. The infill material shall be installed at 2-3 pounds per square foot, to a minimum depth of 1 1/4 inch.~~

~~105. The infill materials shall be installed to fill the voids between the fibers and allow the fibers to remain vertical and non-directional. The infill installation consists of a base layer of sand followed by a homogenous mixture of the sand. The infill shall be placed so that there is a void of 1/2 inch to the top of the fibers.~~

~~106. The fiber tufts shall be fanned or unfolded prior to installation. Rolling or spiraling is not acceptable.~~

~~107. The carpet rolls are to be installed directly over the properly prepared aggregate base. Extreme care should be taken to avoid disturbing the aggregate base, both in regard to compaction and planarity. It is suggested that a 1-5 ton static roller is on site and available to repair and properly compact any disturbed areas of the aggregate base.~~

~~108. The full width rolls shall be laid out across the area. Utilizing standard state-of-the-art sewing and seaming procedures each roll shall be attached to the next.~~

~~109. Thread for sewing seams of turf shall be as recommended by the synthetic turf manufacturer.~~

~~110. After final trimming, the turf shall be secured to the ground using a minimum 6 inch long screw, nail or staple every 5 feet and a minimum 3 inch screw, nail or staple every 6 to 12 inches depending on the edge form of the area.~~

~~C. Execution:~~

~~111. Homeowner shall verify that all sub-base, drainage and leveling is complete prior to installation.~~

~~112. The surface to receive the synthetic turf shall be inspected by the installer, and prior to the beginning of installation, the installer must accept in writing the sub-base surface planarity and compaction. The surface must be perfectly clean as installation commences and shall be maintained in that condition throughout the process.~~

~~113. The compaction of the aggregate base shall be 95%, according to the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed 0-1/4 inches over 10 feet and 0-1/2 inch from design grade.~~

~~D. Warranty Recommendations:~~

~~114. The turf manufacturer shall provide a warranty to the owner that covers defects in material of the turf for a period of 8 years and shall labor and workmanship for two (2) years from the date of substantial completion.~~

~~115. The Manufacturer's Warranty should include general wear and damage caused from UV degradation.~~

~~116. The Turf Contractor shall provide a Warranty to the owner that covers defects in the installation workmanship, and further warrant that the installation was done in accordance with both the Manufacturer's recommendations and any written directives of the Manufacturer's onsite representative.~~

Plants and Trees (Appendix E)

117. ~~The following list~~Appendix E provides recommended planting material for San Miguel Ranch. Inclusion on this list does not indicate that the mentioned plant will be approved for installation in all cases. Applicants should consider the mature size of plants and their location in relation to neighbors' yards, views, etc. Plants appropriate in one context may not be appropriate in another. The MAC, in its discretion, will determine which plants may or may not be appropriate.

Suggested Plant Species Homeowner Lots Adjacent to Natural Open Space Areas

TREES

Agonis Flexuosa
Bauhinia Blakeana
Brahea Armata

Peppermint Willow
Hong Kong Orchid Tree
Blue Fan Tree

Calodendrum
Callistemon Citrinus
Cassia Leptophylla
Cercidium
Cercis
Cinnamomum Camphora
Cupania Anacardioides
Eriobotrya Deflexa
Ficus Rubiginosa
Geijera Parvifolia
Jacaranda Acuffolia
Koelreuteria Bipinnata
Lagerstroemia
Liquidambar Styraciflua
Magnolia
Melaleuca Leucadendron
Metrosideros Excelsus
Nerium
Pistacia Chinensis
Pittosporum
Platanus
Podocarpus Gracillior
Prosopis
Prunus
Pyrus Callerana 'Aristocrat'
Pyrus Kawakamii
Quercus Agrifolia
Quercus Ilex
Rhus Lancea
Tabebuia Impetiginosa
Tabebuia Chrysotricha
Tipuana
Ligustrum Japonicom
Vitex Agnus-Castus
Raphiolepis
Plumeria

Cape Chestnut
Lemon Bottlebrush
Gold Medallion Tree
Palo Verde
Redbud
Camphor Tree
Carrotwood Tree
Bronze Loquat
Rusty Leaf Fig
Australian Willow
Jacaranda
Chinese Flame Tree
Crepe Myrtle
American Sweet Gum
St. Mary's, D.D. Blanchard, Or Little Gem
Cajeput Tree
New Zealand Christmas Tree
Oleander
Chinese Pistache
Mock Orange
Sycamore
Yew Pine
Mesquite
Plum, Cherry
Aristocrat
Evergreen Pear
Coast Live Oak
Holly Oak
African Sumac
Pink Trumpet Tree
Golden Trumpet Tree
Tipu Tree
Chinese Privet
Vitex/Chaste Tree
Hawthorn
Plumeria

Dwarf Citrus Trees: Lemon, Lime, Orange, Tangerine, Kumquat

Queen Or King Palm: To Be Accent Tree Only, Not As Theme Trees

SHRUBS

Abelia Grandiflora
Agapanthus Africanus
Azalea So. Indica
Ceanothus
Cistus Purpureus
Coprosma Baueri 'Marble Queen'
Escallonia Fradesii
Grevillea Noelli (No Common Name)
Heteromeles Arbutifolia
Leptosporam Scoiparium
Liriope Muscari
Nandina Domestica

Glossy Abelia
Lily Of The Nile
Sun Azalea
'Frosty Blue' California Lilac
Orchid Rockrose
Mirror Plant
Pink Escallonia

Toyon
New Zealand Tea Tree
Big Blue Lily Turf
Heavenly Bamboo

Photinia Fraseri
 Phorum Tenax
 Pittosporum Tobira
 Pittosporum Tobira 'Wheeler's Dwarf'
 Raphiolepis Indica 'Ballerina'
 Raphiolepis Indica 'Clara'
 Raphiolepis Indica 'Springtime'
 Strelitzia Reginae
 Trachelospennum Jasminioides
 Xylosma Congestum

Photinia
 New Zealand Flax
 Mock Orange
 Dwarf Mock Orange
 Pink India Hawthorn
 White India Hawthorn
 Pink India Hawthorn
 Bird Of Paradise
 Star Jasmine
 Xylosma

GROUND COVERS

Gazania 'Splendens'
 Hedera Helix 'Needlepoint'
 Lawn
 Pelagonium Peltatum
 Rosemarinus Officinalis
 Drosanthemum Floibundum
 Myoporum Parvifolium

Gazania
 Needlepoint Ivy
 Marathon
 Ivy Geranium
 Prostrate Rosemary
 Rosea Iceplant
 Myoporum

VINES

Bougainvillea Species
 Distictis Buccinatoria
 Ficus Pumila
 Gelsemium Sempervirens
 Wisteria Species

Bougainvillea
 Any Trumpet Vine
 Creeping Fig
 Carolina Jessamine
 Wisteria

FORBIDDEN-PROHIBITED PLANTS

Eucalyptus Trees
 Pampas Grass
 Acacia

Restricted Plant Species

Homeowner Lots Adjacent to Natural Open Space Areas

GENUS	SPECIES	COMMON NAME
Acacia	Spp.	Acacia
Acanthus	Mollis	Bear's Breech
Aegilops	Ovata	Ovate Goatgrass
Ailanthus	Altissima	Tree Of Heaven
Aptenia	Cordifolia	Red Apple
Arctotheca	Calendula	Capeweed
Arundo	Donax	Giant Reed
Atriplex	Semibaccata	Australian Saltbrush
Bamboo	Species (All)	Bamboo
Carpobrotus	Spp.	Hottentot Fig
Chorisporea	Tenella	Purple Mustard
Cistus	Spp.	Rockrose
Convolvulus	Spp.	Morning Glory
Cortaderia	Spp.	Pampas Grass

Cotoneaster	Spp.	Cotoneaster
Crataegus	Monogyna	Hawthorn
Cynara	Cardunculus	Artichoke Thistle
Cynodon	Spp.	Bermuda Grass
Cyperus	Spp.	Nutsedge
Cytisus	Spp.	Broom
Delairea	Ordata	Cape Ivy
Dimorphotheca	Spp.	African Daisy
Drosanthemum	Spp.	Ice Plant
Eucalyptus	Spp.	NCN
Euphorbia	Spp.	Geraldton Carnation Spurge
Ficus	Spp.	Fig
Genista	Spp.	Broom
Hedera	Spp.	Ivy
Hypericum	Spp.	Klamath Weed
Iris	Spp.	Iris
Iva	Spp.	Poverty Weed
Limnobium	Spongia	North American Spongeplant
Limnobium	Laevigatum	South American Spongeplant
Limnophila	Indica	Ambulia
Limonium	Spp.	Sea Lavender
Linaria	Genistifolia Ssp. Dalmatica	Dalmatian Toadflax
Linaria	Vulgaris	Yellow Toadflax
Lupinus	Spp.	Lupine
Myoporum	Laetum	Myoporum
Muhlenbergia	Schreberi	Nimblewill
Osteospermum	Spp.	African Daisy
Panicum	Antidotale	Blue Panic Grass
Panicum	Capillare	Witch Grass
Pennisetum	Spp.	Fountain Grass
Phoenix	Canadensis	Date Palm
Polygonum	Spp.	Knotweed
Robinia	Pseudoacacia	Black Locust
Salvia	Spp.	Sage
Salvinia	Auriculata	Salvinia
Schinus	Spp.	Pepper Tree
Scolymus	Hispanicus	Golden Thistle
Senecio	Spp.	NCN
Solanum	Spp.	Nightshade
Spartium	Spp.	Spanish Broom
Sytisus	Scoparius	Scotch Broom
Tagetes	Spp.	Marigold
Tamarix	Spp.	Tamarisk
Ulex	Europaea	Gorse
Vinca	Spp.	Periwinkle
Washingtonia	Spp.	Fan Palm
Cannabis	Spp.	Marijuana

ARCHITECTURAL GUIDELINES

Air Conditioners

~~118. Installation of or modification to existing, exterior air conditioning units requires MAC approval.~~

119. Air Conditioning units extending from windows are not ~~permissible~~permitted.

120. Compressors and equipment shall be screened from public view by fencing or landscaping.

121. If air conditioning was offered as an option and was not installed by the Builder at the time of purchase, equipment must be located in the same area in which the optional unit would have been installed, unless otherwise approved by the MAC.

122. All roof appurtenances including air conditioners shall be architecturally integrated and concealed from view.

123. The sound from compressors and/or air conditioning units must be buffered from adjacent properties and streets pursuant to the City's Planning Department, to the satisfaction of the City's Director of PI and Building.

Antennas/Satellite Dishes

124. ~~No television or radio poles, a~~Antennae, satellite dishes, or technological evolutions of the foregoing must be submitted and approved by the MAC before installation, other than those originally installed by the Builder, or approved by the SMR Board of Directors, or the MAC shall be constructed, erected or maintained on or within the Covered Property. Satellite dishes, one meter or less in diameter, are permitted under the following conditions:

- ~~i. Owner must submit to the SMR Board a notice of intention to install prior to the installation of the antenna.~~
- ii. Application shall must include the location, size, and a description of the antennadvice.

Location should be ~~Owner is encouraged to install the antenna~~ in the least obtrusive location without interfering with the antenna's reception.

Devices must be installed on the side or the rear of the home.

Unused devices must be disconnected and removed.

Barbecues - Permanent

Construction of permanent barbecues requires MAC approval.

Permanent barbecues are to be located in the rear or side yards only.

Structures should be designed to a height less than or equal to the fences surrounding the property.

Permanent barbecues must meet California fire and safety codes.

Permanent (hard wired / piped) power sources must be installed by a certified technician.

125. Application is to provide the following information:

- i. Dimensions
- ii. Material and color
- iii. Elevation drawings
- iv. Location of barbecue in relation to the house and property lines

Basketball Hoops

128. Portable basketball structures (PBS) are permitted, but must be stored behind the fence line when not in use.

PBS cannot be left out overnight and must be stored behind the fence line.

Residents living in cul-de-sacs must ensure the use of PBS does not block traffic patterns or create a safety hazard.

Residents may not block off areas within the cul-de-sac of a neighborhood.

129. All permanent basketball hoops and courts must be installed so that they are not visible from the street and must be approved by the MAC.

Clothing Lines

130. Portable Clotheslines are permitted in the rear yard only and must be taken down and stored out of site when not in use for drying clothes.

Dog Houses / Dog Runs

131. Dog Houses and Dog Runs require MAC approval.

132. Dog House and Dog Runs are to be located in rear or side yards only and located out of public view.

133. Dog Run fencing must be no taller than front, side or rear yard fences. Chain link fencing may be used solely for the purpose of creating a Dog Run.

~~134. Dog Houses are to be located out of sight or screened from surrounding property.~~

135. Noise attenuation for neighboring Homeowners must be a consideration.

Exterior Painting / Resurfacing

136. Exterior painting of any color other than the original color requires MAC approval. Applying a new exterior surface such as stucco or other element also requires approval. Repainting can occur without MAC approval, provided that the original paint colors are used.

137. Applications for color changes must be selected from the color schemes listed in Appendix F. If a homeowner deviates from the color schemes in Appendix F, it will be reviewed by the MAC on a case-by-case basis. The paint colors not selected from the color scheme in Appendix B must be consistent with the tone, tint, and hue of colors listed in Appendix F. All applications must include physical paint swatches.~~include samples of the paint color or any new surface proposed.~~

138. Review criteria may include, but shall not be limited to, the sheen of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties' colors.

Fences, Walls, Gates, and Retaining Walls

139. Any modifications of or additions to fencing and/or walls (including retaining walls), gates, and planters requires MAC approval. ~~Under no circumstances shall any Homeowners shall not~~ remove or alter in any way walls and fences that have been erected by the Builder without the prior written consent of the MAC.

140. Fence style, materials and finished color are to be compatible with the neighborhood. Chain link is not permissible as fence material except as specified in the Dog Run section.

141. No walls, fences, gates, or pilasters, or similar structures over forty-eight(48) inches in height as measured from the ground (other than the original fencing installed by the Builder), may be placed, installed, or permitted in the front yard which is determined as beginning at the front face of the dwelling unit.

142. Front yard walls or other structures shall be no closer than two (2) feet to the rear of the front sidewalk. Any structure ~~located~~erected within an easement area is subject to removal at the Homeowner's expense.

143. Placement of the fence and support structures may not interfere with adjacent SMR Association sprinkler systems, nor shall fences be constructed over irrigation lines.

144. Structural framing, an unfinished side, or a fence varying from existing fence standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area or neighboring lot.

~~145. Material for side yard and backyard fencing will be given special consideration depending on its exposure to the neighborhood.~~

146. Shared fencing between neighbors should remain free of planting at a minimum of six (6) inches from the fence.

147. ~~At no time shall H~~The homeowner or resident may not attach to, affix to, or hang any item on or over any such fences or walls without MAC approval.

148. Stepped fencing is permissible where the grade slopes.

~~149. Fences are required to surround pool and spa areas. Minimum height requirements must be as per Chula Vista City codes.~~

Specific Fence Requirements:

150. Wrought Iron:

- i. Must have painted finish consistent with the San Miguel Ranch approved color: black (semi-gloss).
- ii. Welded wire mesh must be applied to the interior side of a fence, to restrain small pets and children, and painted to match fence color. Supplemental landscape must be used to soften the appearance.
- iii. Black metal fencing (vertical bars) is the property of SMR Master Association and may not be removed, altered, or replaced by any other fencing or structures.

151. Solid Wood Fence - Privacy fence

- i. Maximum height is 6 feet as measured from the ground to the top of the fence panel.
- ii. Public facing surface areas mMust have painted or stained finish consistent with ~~the San Miguel Ranch approved colors~~ one of the colors below:
Medium Taupe
Dark Brown
- iii. Consideration should be given to shadowing or view obstruction of adjacent property when utilizing a solid fence.

152. Fencing facing the street and adjacent to the side yard must not extend beyond the front face of the house structure.

153. Acceptable material for fencing and walls:

- Wood
- Wrought Iron
- Masonry
- Stucco
- Vinyl PVC
- 1/4" thick tempered glass with painted metal supports.

These materials are ~~not~~ all inclusive. Materials must conform to type, quality, color and character of masonry or stucco used elsewhere in the respective neighborhoods.

154. Unacceptable residential fencing materials:

- Aluminum or sheet metal
- Chicken wire or wire mesh
- Barbed or razor wire
- Galvanized or plastic chain link
- Plastic webbing, reeded or straw-like materials and bamboo
- Corrugated or flat plastic or fiberglass sheets or panels
- Rope or other fibrous strand elements
- Miniature type fencing
- Plastic
- Split-rail

~~Natural wood that is unstained or unpainted~~

~~155. Planters, Retaining Walls, and Gates must have MAC approval. Application must include all dimensions, materials, and color/finish. Materials must conform to type, quality, color and character of masonry or stucco used elsewhere in the respective neighborhoods.~~

Fireplaces, Chimneys, Flues and Roofs

156. Any new fireplace, chimney, flue, or other alteration of the roof line requires MAC approval.

157. The exterior appearance of a fireplace, chimney, flue or roof must match the existing or new structure.

Flagpoles, Flags and Banners

~~158. The installation of flagpoles shall be subject to review and approval by the MAC.~~

~~159. Flagpoles must be located in side or rear yards only.~~

~~160. Flagpole brackets, with a maximum five (5) foot wooden or metal display pole, may be attached to a front yard porch or front yard wall.~~

161. Flags or banners flown shall be no larger than three feet (3') by five feet (5').

Gazebos, Arbors, Trellises and Other Free Standing (unattached) Structures

162. The installation of Gazebos, Arbors, Trellises and other free standing (unattached) structures requires MAC approval and must comply with Chula Vista, CA Building Codes.

163. Free standing canvas shades (i.e. sail shades) are not allowed.

164. Temporary shade structures (i.e. umbrella shades) are allowed. The material must be of a solid color.

165. Structures in this section may be stained, ~~painted white, or painted to match the house stucco or trim color~~ or painted a complementary color. The wood should be waterproofed.

166. Arbors, Gazebos, Trellises and other freestanding structures shall be constructed of wood, plastic composite consistent with wood appearance, or metal consistent with wood appearance, with the exception of vertical supports which may be stucco or masonry.

167. Structures in this section may be no larger than 144 square feet in surface roof area.

Gutters and Downspouts

168. Gutters and downspouts must be painted to match existing trim or stucco.

169. Run-off from gutters shall not affect adjacent property and should tie into the existing drainage plan, and be directed to the street.

Lighting – Exterior, Walkway, and Security Lighting

170. The addition or change of any exterior lighting requires MAC approval.

171. Lights are to be directed onto applicant's property and screened to prevent light onto adjacent property. Application must indicate the location of the lights and the area(s) that they will illuminate.

172. Proposed fixtures are to be compatible with applicant's house in style and scale.

173. Application must indicate the manufacturer, model number, wattage of lights to be used, and location/placement of installation and provide a picture. All exterior lighting must meet current electrical code(s) at time of installation.

174. “Decorative” Lighting includes lighting installed on a patio, trellis, rear yard fencing or plant materials (i.e. trees, shrubs, etc.) that will remain in place for more than 60 days. This type of Lighting is typically a string of lights.

- i. Neighbor(s) signature(s) is/are required and MAC approval is required if Decorative Lighting is above the fence line.
- ii. ~~Decorative lighting may not be visible from the street.~~
- iii. Lighting shall be adequately screened to minimize light projecting onto adjacent properties.
- iv. The MAC reserves the right to request removal of extensive lighting or lighting that is not generally recognized as complementary to the exterior of the residence and in harmony with other homes in the neighborhood.
- v. Permanent decorative lighting outlining the structure, roof, or fascia is prohibited.
- vi. Blinking, flashing, and/or colored lighting is prohibited outside the San Miguel Ranch Rules and Regulations Holiday timeframes.

Patios and Decks

175. Patios and Decks require MAC approval. Application for patios or decks is to include the following information:

- i. Site plan indicating location of patio or deck in relation to existing house
- ii. Listing of materials, colors and finishes
- iii. Drainage provisions and flow or run-off with drawings
- iv. Dimensions
- v. Elevation drawings
- vi. Materials shall be harmonious with Applicant's house.

176. In designing the deck or patio, a minimum of intrusion upon neighbors' privacy should be given every possible consideration.

177. Adequate drainage must be installed to prevent standing water and run-off onto adjacent properties. Drainage must be directed to the street or existing drainage plan.

178. Wooden decks are to be stained and/or sealed to preserve natural color or painted to match existing trim.

179. No exterior staircases to the 2nd story balconies or decks are allowed. Access must be from the interior of the house.

180. Railings are acceptable ~~providing~~ provided no patio cover is installed. See "Patio Covers" for details.

Patio Covers, Sunshades, Overhangs, Awnings and Other Attached Structures

181. All Patio Covers, Sunshades, Awnings, Overhangs and similar structures must be approved by the MAC.

182. All ~~attached~~ structures must be a minimum of ~~6~~ 5 ½ feet from the rear and side property fence lines and must meet all additional City required setbacks.

183. Structures in this section may be stained, painted white, or painted to match the house stucco or trim color. The wood should be waterproofed.

184. Awnings must be a solid color and must be the same as the trim color of the house, or generally recognized as complementary to the exterior of the residence and in harmony with other homes in the neighborhood.

185. Width of Awnings should not cover more than 4050% of the rear ~~of the house~~yard.

186. Obstruction of view from adjacent properties is to be considered when determining placement and construction of a structure in this section.

187. Patio Covers, Sunshades, and Overhangs shall be constructed of wood, plastic composite consistent with wood appearance or metal consistent with wood appearance, with the exception of vertical supports which may be stucco or masonry.

188. Unacceptable construction materials for structures in this section include the following:

- i. Corrugated plastic
- ii. Corrugated fiberglass
- iii. Plastic webbing, split bamboo, reeded or straw-like materials
- iv. Asphalt
- v. Tarps

This list of materials is not all inclusive.

189. Application for the above structures must include:

- i. Location of cover in relation to house
- ii. Materials and color
- iii. Dimensions
- iv. Elevation drawings

Paving

190. MAC approval is required for any alterations to, deletions of, or additions to, any paving or other hardscape on Homeowner's lot, including color or surface material changes.

191. This guideline includes any paving material whether of a temporary or permanent nature, including, but not limited to: concrete, asphalt, brick, flagstone, stepping stones, and pre-cast patterned or exposed aggregate concrete pavers.

192. This guideline covers paving for any purpose including walks, driveways, or patio areas. Homeowners shall secure MAC approval before extending or expanding any driveway.

193. Colors should be predominately neutral or natural and should be consistent and harmonious with the character of the neighborhood.

Room Additions

194. Accessory Dwelling Units (ADUs) and Room additions must be submitted on an architectural scaled plan with all dimensions, including front, side and rear elevations.

195. Must comply with City and county building codes.

196. Room additions must be compatible in scale, materials and color with the applicant's existing structure.

197. Location of the addition should not unreasonably impair view, sunlight, privacy or natural ventilation to adjacent properties.

198. Pitched roofs must match or be complementary to the existing structure in slope and form.

199. No improvement (unless second story improvement or chimneys) shall exceed the roof heights of the existing structure. Third story additions are prohibited.

200. No exterior stairways are permitted.

201. New windows and doors are to be compatible with existing windows and exterior openings.

202. Changes in grade, which will affect drainage, are to be indicated in the application. Provisions must be made to prevent run-off to adjacent properties.

203. Materials for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily.

204. Major features of the existing house such as the vertical and horizontal lines, projections and trim details, are to be reflected in the design of the proposed addition.

205. Garage conversions for those homes with less than three-car garages are prohibited.

206. Any proposed garage conversion shall not alter the exterior appearance and/or front elevation of any home.

207. Following approval by the MAC, if duly granted, the Homeowner is responsible for securing the appropriate building permits as required by the City of Chula Vista.

Screen Doors and Security Doors

208. Plans and specifications for front screen ~~doors~~ and security doors must be submitted to the MAC for approval.

209. Applications should include manufacturer information and specifications indicating the appearance and installation of screen doors and security doors. Pictures are encouraged.

210. All screen doors must be installed within the existing doorjamb in a style or color that matches the existing dwelling unit. Security or screen door mesh material must allow existing front door to be visible.

Security and Realty Signs

211. Security signs shall be no larger than 12" X 12" (one foot square). A maximum of one sign shall be permitted in the front yard. Additional signs may be approved upon written request. Signs shall be freestanding and not attached to the house or the garage.

212. Window stickers, no larger than three and half (3.5) inches by six (6) inches, are permitted with a maximum of one such sticker per window.

213. No signs are allowed which can be seen outside any unit or home with the exception of a security sign or a single "FOR SALE" sign or "FOR RENT" sign of customary and reasonable dimensions, not to exceed 18" x 30", and of a professional quality on weather resistant material. "SOLD" signs may not be displayed for more than ~~30-15~~ days after the sale of a lot or unit. Construction may be displayed during ongoing construction but must be removed within 5 days after project completion.

Solar Energy Equipment

214. Plans for solar equipment must be submitted to the MAC for approval.

215. Application shall include location and number of roof panels.

216. Solar collectors are to be placed flush with and in the same plane as the roof slope. If panels cannot be flush mounted, then supports must be solid and painted to match the house.

217. All plumbing lines from collectors to tank must be concealed.

218. Collectors must be non-reflective in nature.

219. No ground level solar panels are allowed in the front yard and any ground level, side or rear yard solar panels must not be within public view.

Statues, Exterior Art and Other Decorative Yard Elements

220. Any statue, exterior art, figurine, birdbath, water feature, sculpture, fountain, or other yard decoration for placement in the front yard requires MAC approval. This list is not inclusive. ~~Also see “Flagpoles, Flags and Banners”.~~

221. Items as listed above, for placement in the front yard, shall be limited to no more than one (1) such item, shall be neutral in color, consistent, and on balance with the architecture of the Applicant’s house, ~~and whose height shall not exceed thirty six inches (36”) from the ground. The exception is that fountain height may not exceed sixty inches (60”).~~

222. Any statue, exterior art, figurine, birdbath, water feature, sculpture, fountain, or other yard decoration for placement in the front yard must be located a minimum of eight (8) feet from the back of the sidewalk to the front leading edge of the fixture.

223. All water features including fountains and bird baths must be maintained in a clean and working condition or a clean and dry condition or be removed. No stagnant water is allowed at any time.

224. Rear yard figurines, birdbaths, or sculptures whose heights are below the fence line, are out of public view, and meet the Guideline specifications, do not require MAC approval.

225. Decorative elements shall be ~~tasteful and~~ compatible with the community-wide standard in the neighborhood.

226. Applications including decorative elements shall provide complete information regarding the element, including color, size, elevation views, materials, etc. Photographs are encouraged.

227. Seasonal decorations are exempted from MAC review and approval, provided they are not in place more than thirty (30) days prior to the holiday and are removed within thirty (30) days following the holiday.

228. Displays which, in the opinion of the MAC, create traffic congestion or become an annoyance to adjacent property owners shall not be allowed.

229. The MAC reserves the right to require the removal of any seasonal decorations which do not meet the community-wide standard.

230. ~~Also see “Swimming Pools, Spas, and Fountains”.~~

Swimming Pools, Spas and Fountains

231. Permanent above-ground pools or spas exceeding a total area of 100 sq ft are prohibited.

232. Fountain height must be no taller than six (6) feet from the ground.

233. Pool, spa and fountain equipment must be placed so as not to disturb adjacent properties.

234. Spa or pool equipment shall be enclosed by fencing at least five (5) feet in height and screened from view (i.e. plants, fence or wall).

235. Plumbing lines to spa, pool or fountain must be subterranean or concealed. All drainage must tie into existing site drainage and is not permitted to drain into landscaped or common areas.

236. Application for a spa, pool or fountain must include the following:

- i. Location of the spa, pool, and/or fountain in relation to the existing structure
- ii. Dimensions of pool, spa, and/or fountain
- iii. Drainage detail
- iv. Material for decking, railings, and fencing
- v. Material of fountain
- vi. Location of equipment and screen (noise and view) detail
- vii. Detail on fencing to surround pool or spa
- viii. Means of access to the proposed construction
- ix. Applications for spas and fountains must include a photograph, brochure, or sketch

237. Swimming pools and spas are prohibited from being placed in the front yard.

238. Following MAC approval, if granted, Homeowner is responsible for securing the appropriate building permit from City of Chula Vista and is subject to the appropriate building and health codes.

Tool Sheds and Play Structures

239. Tool Sheds, Play Structures, and other exterior structures should be designed to a height less than or equal to the fences surrounding the property. Tool sheds, playhouses, or other exterior structures require MAC approval for new construction or alterations if they exceed fence height.

240. Should the proposed structure exceed fence height, appropriate neighbor approval is required. Final decision on allowable height will be at the discretion of the MAC.

241. The structure shall be of a color and style which matches the dwelling unit. Wood material shall be painted in a color to match the existing house trim or naturally treated.

242. Canvas or other material covers for playhouse structures must be a solid color.

Windows and Window Treatment

243. Exterior wrought iron bars that are visible from neighboring property or the common areas must be reviewed and approved by the MAC.

244. No reflective materials may be used to create a mirror effect from the outside. No materials such as sheets, paper, or foil will be permitted.

NO GUARANTEE OF VIEW

245. Throughout these Guidelines, there are provisions which state that one of the criteria which will be considered is the effect of the proposed improvement on views. Please note that this is only one of several criteria that may be considered by the MAC. A Homeowner is not guaranteed any unobstructed right to any type of a view. In order to preserve the character of the project, view preservation may be a consideration of the MAC but cannot be guaranteed.

CONDITIONS NOT INCLUDED

246. Any condition or material not included within these Guidelines shall become a matter of judgment on the part of the Master Architectural Committee and the [final approval of the San Miguel Ranch Community Association Board of Directors](#).

VIOLATIONS OF GUIDELINES

Enforcement

247. Any Homeowner who begins any project that requires submission to the Master Architectural Committee before they have submitted plans and received written approval from the MAC may be called directly to a hearing at which time a fine may be imposed.

248. Improvements that are installed without the necessary approval from the MAC will constitute a violation of the Declaration and ~~will~~may require modifications or removal of work at the expense of the Homeowner including, but not limited to, reasonable legal fees and costs actually incurred. Remedies will be pursued to the fullest extent permitted by the Declaration and the law.

Violations

249. All Homeowners have the right to bring to the attention of the MAC any violations of the Guidelines. Notices of violation should be sent to the attention of the Management Company.

**SAN MIGUEL RANCH MASTER ASSOCIATION
PRE-APPROVED IMPROVEMENT LIST
(Appendix B)**

250. The following improvements may be made to an Owner's property without obtaining prior architectural approval from the MAC. However, a 'Pre-Approved' Improvement Application Notice must be filed with the Management Company notifying the SMR Association of the improvements PRIOR to the commencement of work:

- i. Rear yard landscape below the height level of the fence and not within public view.
- ii. Rear yard hardscape, such as concrete walkways and patio slabs, below the height level of the fence and not within public view.
- iii. Doghouses and dog runs in the rear yard below the height level of the fence and not within public view.
- iv. Re-painting the house exterior the original color scheme.
- v. Replacing Garage Doors to match the original door installed by the Builder.
- vi. Gutters and downspouts painted to match the existing trim of the house.

EXCLUDED INSTALLATIONS:

251. The following list describes items which must be reviewed and approved by the MAC PRIOR to proceeding with improvements by submitting the San Miguel Ranch Home and Landscape Improvement Application. This list is a guideline and is not intended to be all inclusive. Please contact Management with any questions for your specific case.

- i. Any plant material which has an expected mature growth height which will exceed the existing fence height
- ii. All retaining walls regardless of City Permit requirements
- iii. Built-in Bars and Serving Counters
- iv. Built-in sitting walls and/or benches
- v. Built-in raised planter beds
- vi. Built-in barbecues, fire pits and fire rings
- vii. Pools, ponds, fountains, or any type of water feature
- viii. Post-mounted lighting fixtures exceeding fence height
- ix. Satellite dishes

**SAN MIGUEL RANCH MASTER ASSOCIATION
PRE-APPROVED IMPROVEMENT APPLICATION NOTICE
NOTICE OF INTENT TO INSTALL**

(Appendix B)

Please complete and deliver this request form to: **San Miguel Ranch Master Association, 401 Calle La Marina, Chula Vista, CA 91914** upon completion of any of the above listed pre-approved improvements.

Name: _____ Date: _____

Address: _____ Lot No: _____

Daytime Phone: _____ Evening Phone: _____

Completion Date: _____

DESCRIPTION AND LOCATION OF IMPROVEMENT(S)*:

*** Please attach photo of the improvement(s) with this application**

OWNER'S CERTIFICATION AND ACKNOWLEDGMENT

252. I certify that all improvements listed above are included as Pre-Approved Improvements in the SMR Exterior Design Guidelines in effect on this date, and that no improvements to my lot are planned or will be started which requires prior written approval by the MAC unless I have first obtained MAC approval. I acknowledge that any improvement to my lot, made under the authority of the Report but which is not in strict compliance with the SMR Exterior Design Guidelines for Pre-Approved Improvements, is subject to action by the Association requiring its modification and/or removal, with all Association costs of enforcement (including but not limited to attorney's fees and costs) of the SMR Exterior Design Guidelines and any supplementary guidelines to be charged to me.

Owner's Signature

Date Signed

NOTE

253. Once you have completed your Pre-Approved Installation, you must submit the Notice of Completion Form along with photographs showing all aspects of your installation.

**SAN MIGUEL RANCH M MASTER ASSOCIATION
HOME AND LANDSCAPE IMPROVEMENT
APPLICATION PROCEDURES**

(Appendix A)

254. Plans must include, as applicable, the following information:

- i. Location of residence on lot and the dimensions from lot lines
- ii. Complete dimensions (height, width, depth) of proposed improvement. Provide a dimensioned plot plan utilizing one inch equals ten feet or more detailed as necessary to adequately depict the improvement.
- iii. Description of all materials, fixtures, and color scheme. Indicate the color of stain or paint by manufacturer's number respective to building parts or surfaces. Color samples must be provided if they deviate from the original color used. Note accordingly if color is intended to match existing surface. Samples of materials having inherent colors, such as in masonry, will be required if they are to be used in their natural finish.
- iv. Any/all affected elevations shown
- v. Complete list of Plant inventory (type, size and location)
- vi. Photographs of front and rear of house
- vii. Detail of any and all slopes on property

255. Most application will not require a plan review fee or deposit. However, if an application requires structural improvements that ~~are over~~exceed the MAC's expertise, it will be submitted to a third-party architect where a review fee will be required ~~in the amount of \$250.00~~. The management office will only accept the review fee in a check or money order made out to San Miguel Ranch.

256. If plans are altered or re-submitted, additional fees will be charged to the owner based on the Association's professional consultant's fee ~~of \$95.00 per hour~~.

**SAN MIGUEL RANCH MASTER ASSOCIATION
401 Calle La Marina
Chula Vista, CA 91914
Phone: 619-397-5299**

257. NOTE: Please do not have the work commence prior to obtaining the approval of the Master Architectural Review Committee. The MAC will respond to your request within thirty (30) days from the time of submittal. If you do not receive a response within thirty (30) days, please notify the Management Company and a response will be forthcoming. If you do not receive a response within thirty (30) days, you may not assume that your plans have been approved.

258. NOTE: YOU MUST SUBMIT THE "NOTICE OF COMPLETION" FORM TO THE MAC UPON COMPLETION OF YOUR IMPROVEMENTS. The completed improvement(s) will be reviewed and verified by the MAC and/or SMR Management. The completed improvement(s) will be verified 1) to be in sync with the submitted and MAC approved Application and 2) that the Common Areas and Residential Parkways are in their pre-construction condition.

**San Miguel Ranch Master Association
Home and Landscape Improvement Application
(Appendix A)**

- Original Application
- Resubmittal

Homeowner Name(s): _____

Property Address: _____

Phone: _____ Email: _____

Description of Improvement:
Attach additional piece of paper if necessary.

Description of any landscape previously installed by builder or prior owner:

Proposed Start Date: _____ Proposed Completion Date: _____

Extension Requested Date: _____ Extension Reason _____

Please Notify Management of the Actual Date of Completion

.....

**Neighbor Notification
(This Section Must Be Completed)**

The intent is to advise your adjacent neighbors of your proposed improvements. This includes front, side and rear yard neighbors. Any neighbors who may reasonably be affected by the improvement must be notified.

Name & Address	Signature	Phone
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

**San Miguel Ranch Master Association
Notice of Completion
(Appendix C)**

Notice is hereby given that the undersigned is the Owner of the property located at:

Name: _____

Address: _____

City: _____ Zip Code: _____

Email: _____

The work of improvement on the described property was **completed** on:

_____ day of _____, _____ in accordance with the Master Architectural Committee's written approval through the above owners plans and submitted package.

Owners Signature: _____ **Date:** _____

Approved By: _____ Date: _____

Printed Name: _____

Inspection Approved

Disapproved, due to the following:

Upon completion of improvements, submit this completed document with supporting documentation and picture(s) via:

Please Send Via Email: jzamora@waltersmanagement.com
Mailing Address: 401 Calle La Marina | Chula Vista, CA 91914
Phone Number: (619) 397-5299

San Miguel Ranch Master Association Satellite Installation Application Form

(Appendix D)

Complete this form and submit it along with one (1) set of the required listed items below to: San Miguel Ranch Master Association – Master Architectural Committee, 401 Calle La Marina, Chula Vista, CA 91914

Homeowner Name(s): _____

Address: _____

Work /Cell Phone: _____ Evening Phone: _____

Lot No: _____ Date: _____

Date Installation Is To Be Performed: _____

Company Performing Installation: _____

Company's Phone: _____ Fax: _____

Homeowner's Signature: _____

The following information must be submitted with this application:

- 1 Location where Satellite Dish is to be installed
- 2 Dimensions of Satellite Dish
- 3 Method of installation and how the installation will be secured
- 4 Picture/drawing of proposed installation
- 5 Any cable, wires, or conduits will match existing color of the exterior
- 6 Signed copy of Satellite Installation Agreement