

Rancho Pacifica
Homeowners Association
Community Design Guidelines
(Revised October 2022)

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SECTION I

INTRODUCTION TO THE COMMUNITY DESIGN GUIDELINES

A. Purpose of Guidelines

The purpose of these Community Design Guidelines (the “Guidelines”) is to create and preserve a consistent community character for Rancho Pacifica, by establishing standards which integrate architectural character, site planning and landscape design to enhance visual order, privacy and compatibility. These Guidelines are intended to provide generally broad parameters to accommodate creativity, combined with some clear prohibitions and requirements to maintain high standards of quality. It is the responsibility of the Design Review Committee, defined below, to exercise its best judgement in determining whether plans and specifications are consistent with the design objectives expressed in these Guidelines. These Guidelines apply to all architectural, landscaping and other amenities undertaken both by persons planning to construct a custom home, landscaping and other amenities on a homesite (collectively the “Improvements”), and by homeowners planning to modify any existing Improvements.

B. Our Community

Rancho Pacifica is designed to accommodate several residential densities. These residential areas have been conceived as enclaves to support homes in a rural setting. The informal, rural character of the community shall be reinforced in the site planning, landscaping, architecture, and lighting of the project. The community is accessed through a controlled access entrance located off San Dieguito Road. The main community entrance may be manned by security personnel. Emergency access is currently provided at the terminus of existing Derby Farms Road. Entry at this location will be restricted to emergency access only.

Immediately upon entering the Rancho Pacifica community, you notice the rural environment. Tree-lined streets project a rural atmosphere. The roads are all private and are designed as two-lane roadways.

Once inside the main community entrance, the private entry drive climbs an approximately 150 foot high slope into the heart of the community. Rancho Pacifica is planned to have 148 homesites in three different enclaves. Homesites range in size from 13,700 square feet to 95,200 square feet. An enclave of smaller homes have homesites averaging 18,100 square feet. Medium homesites average 31,000 square feet in size. Larger homesites located on the prominent ridgeline average 48,900 square feet. In addition there are six estate homesites that average approximately 1.5 acres in size. These six estate homesites are separated from the large homesites to the east by a 700 foot wide open space corridor that runs north-south contributing to their exclusive feeling.

The grading for the site is designed to terrace the streets and homesites. The homesites are concentrated on a ridge, thus preserving Gonzales Canyon in the southern portion of the project site as permanent open space. In addition, the grading for Rancho Pacifica is designed to minimize grading of slopes and filling of canyons, maximize the use of the existing natural site topography, and reduce potential impacts to natural vegetation and resources within the community. Gonzales Canyon runs east to west through the southern portion of the community for the entire length of the property and is preserved as a wildlife corridor.

C. Design Review Responsibilities

One of the more important aspects of the desirability and attractiveness of living in Rancho Pacifica is the enhanced architectural and landscape character of the community.

The Rancho Pacifica Homeowners Association (“Association”) is charged with the preservation of the character of the community. The Association is vested with the authority to administer and enforce community design controls applicable to all Improvements, as described in the Declaration of Covenants, Conditions, Restrictions and Grant of Easements of Rancho Pacifica (the “Master Declaration”), which is recorded in the Official Records of San Diego County, California.

The capitalized terms used in these Guidelines are more fully defined in the Master Declaration, and those definitions apply to these terms. The Association is responsible for the review and approval of plans and specifications for all Improvements that you propose to construct or install on your homesite. The Association administers and enforces all design standards and rules through the Design Review Committee (“DRC” or “Committee”).

The Committee shall be as set out in the Master Declaration. The DRC may be contacted through the Property Manager of the Association.

D. Enforcement and Violations

Failure to obtain the necessary approvals for any Improvement from the DRC may constitute a violation of the Master Declaration and could result in the modification or removal of the work (regardless of whether it has been completed) at the expense of the Owner. All residents have the right and the responsibility to bring to the DRC’s attention any violations of these Guidelines or the Master Declaration. A fine schedule will be enforced by the Association when an owner is non-compliant. The fine schedule is available at the office of the property management company.

E. Amendments to Guidelines

These Guidelines, along with the provisions set forth in the Master Declaration and the ‘Del Mar Highlands Estates Design Guidelines and Development Standards’ dated April 15, 1997, which were approved by the San Diego City Council (hereinafter the “City-Approved Guidelines”), form the basis for evaluation of plans and specifications for all Improvements by Owners.

Any items or issues not addressed in the governing instruments for this community are matters left to the discretionary judgement of the DRC acting in good faith on behalf of the best interests of the community as a whole.

The Association may at its discretion amend or supplement these Guidelines from time to time, as provided in the Master Declaration.

SECTION II

DESIGN REVIEW PROCEDURE AND SUBMITTAL REQUIREMENTS

These guidelines apply to any and all new construction, or exterior modifications to your homesite or to your landscaping. To carry out the design goals and objectives of Rancho Pacifica, a comprehensive design review process administered by the DRC has been established. This design review process applies to the design and construction of your residence and all other Improvements constructed or installed on your homesite including modifications to previously approved plans and construction.

This design review process applies to additions and remodels of the exterior of the home, including landscaping.

General Design and Review Requirements

A. Professional Design

It is imperative that an owner retains competent professional services for the planning and design of all Improvements. Each design team must combine a thorough analysis of a particular homesite and the Owner's special needs, with the skill to translate these factors into an Improvement concept and design that is effectively conveyed to the DRC. Therefore, all plans and specifications submitted to the DRC must be prepared by or under the direct supervision of an Architect and a Landscape Architect licensed to practice in California. All plans in all submittals must be wet stamped and signed by the responsible professional.

B. Conditions of Approval

When DRC approval of plans and specifications is required, the DRC may condition its approval on such changes as it deems appropriate and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications.

C. Limitations on Approvals, No Waiver

The DRC's review of plans and specifications only extends to conformance with the Master Declaration, these Guidelines and City-Approved Guidelines. By approving plans and specifications neither the Declarant, the Association, its Members and Board of Directors, nor their agents, assume liability or responsibility for the architectural or engineering design of the Improvement, or for any defect in any structure constructed from the Owner's plans and specifications. Further, approval by the DRC of any designs or plans shall not be deemed to be a waiver of the DRC's right to withhold approval of any similar design or plan subsequently or additionally submitted. Failure to enforce any development standards shall not constitute a waiver of such standards.

D. Deposits and Fees

1. Modifications-Additions-Remodels: Review fees and construction deposits for additions and alterations are described on a separate fee schedule (see Modification Application – Exhibit H). The amount of fees and deposits may change without notice. It is the Owner's responsibility to pay for all fees as required by the City of San Diego or other agencies.

2. New Homesites: Each new homesite submittal will require a non-refundable initial cash review fee of \$5,000. In addition there will be a \$30,000 cash construction deposit to be submitted at the Pre-Construction Conference. The deposit, or its unused balance, will be returned under the construction deposit

release conditions described in Section VII of these Guidelines. The initial review fee must be paid prior to Preliminary Review. At the Committee's discretion, additional review fees may be charged if the cost of such review will exceed the initial review fee. The amount of fees and deposits may change without notice. Forms can be found at the back of these guidelines. It is the Owners responsibility to pay for all fees as required by the City of San Diego or other agencies.

E. Other Approvals

It is the sole responsibility of the Owner, Owner's Architect and Owners Builder to design and construct the Improvements in accordance with the approved plans and with all applicable governmental codes, laws, ordinances and regulations including those of the City of San Diego. In approving plans for Improvements, the DRC does not necessarily consider government codes, laws, ordinances and regulations ("Laws") or title matters, such as open space easements or landscape maintenance easements. Each Owner, and not the DRC or the Association, is responsible for the compliance of such Owner's Improvements with all applicable Laws and title matters.

F. Plan Size

All plans submitted must be of one sheet size, not smaller than 24 inches by 36 inches and not larger than 30 inches by 42 inches. All submitted sets which do not meet size criteria will be returned and not considered for review.

G. Compliance Inspection

Inspections of work in progress and issuance of Notices of Non-compliance may be made by the DRC or its designated representatives. Absence of such inspection and notification during construction does not constitute either DRC approval of the work in progress or compliance with these Guidelines.

H. Subsequent Changes

Construction of additional Improvements to a homesite or residence, changes during construction or after completion of an approved Improvement, including landscaping and paint color modification, must be submitted to the DRC for approval prior to making such changes or additions. All modifications must be clearly and conspicuously identified (i.e., bubbled/clouded) on the resubmitted plans and be accompanied by a written description of all proposed modifications, otherwise they will be returned. See Modification Application – Exhibit H.

I. Communication with DRC

Results of plan reviews will not be discussed over the telephone or in person by members of the DRC with an Owner or the Owner's Architect except at the Preliminary Review phase unless specifically approved by the DRC. No Owner, Architect or Builder shall have the right to attend any meeting of the DRC, except at the Preliminary Review Phase unless specifically approved by the DRC. Any response an Owner, Architect or Builder may wish to make regarding the results of a design review must be addressed to the DRC in writing, in care of the Association Manager. Discussions with any one committee member shall not be deemed as approval by this entire committee.

Submittal and Review Procedure

A. Method and Content of Submittals

All packages submitted to the DRC must be submitted by an Owner of a homesite or his appointed representative and be delivered to the DRC in care of the Manager of the Association. The DRC will not review incomplete submissions, which will be returned to the applicant with a checklist noting the areas of deficiency. Coordination between Architectural, Civil and Landscape plans is imperative.

All submittals must consist of three (3) sets of prints. Plans are due no later than 12:00 PM, 7 calendar days prior to a scheduled DRC meeting.

B. Timing of Review

The DRC has 45 days from the date that a complete submittal is given to the DRC, to approve, conditionally approve or disapprove the submittal. If the DRC fails to approve, conditionally approve, or disapprove the plans submitted by the Owner within 45 days after receipt of all materials requested, such plans and specifications shall be deemed NOT approved. No construction or exterior modification, including landscape modification, may begin prior to receipt of DRC Final Design Review approval.

C. Preliminary Plan Submittal

The Preliminary Plan submittal shall consist of the following:

1. Site plan/floor plan(s) (1/8"=1'-0" scale) indicating:
 - (a) Property Boundaries. (Labeled and Dimensioned)
 - (b) Setbacks and easements. (Labeled and Dimensioned)
 - (c) Building Footprint(s).
 - (d) Existing pad elevation(s), proposed finish floor elevation(s) and proposed building height.
 - (e) Existing and proposed contours, slopes and natural features.
 - (f) Site access, including driveways and conceptual hardscape areas (an additional site plan may be submitted at a smaller scale to indicate entire property).
 - (g) Adjacent pad elevations.
2. All Conceptual elevations, including overall height (1/8"=1'-0" scale) indicating proposed architectural character. Additional elevations must be provided if exposed to public view.
3. Development data to include: Building area and site coverage tabulations.
4. Soil Erosion contract, if not submitted at close of escrow.
5. New Homesite Design Review Application (Exhibit A).
6. Design Review Fee.

D. Preliminary Plan Review

The Preliminary Plan review comments may be reviewed in a meeting with the Owner and the Architect at the Owner's request to discuss and resolve questions regarding building requirements or the interpretation of the Guidelines.

E. Design Development Plan Submittal

The Design Development Plan Submittal shall consist of the following:

1. Architectural Site Plan, showing the entire property, building and brush management setbacks and easements, the residence footprint, driveways, parking areas, and hardscape areas, existing and proposed topography, existing and proposed pad and finished floor elevations, building ties to property lines, all utilities located and special terrain features to be preserved. (Minimum 1"=10'-0" Scale) An additional smaller scale site plan may be necessary to indicate entire property.
2. Conceptual Grading and Drainage Plan showing lot boundaries, existing topography (2-foot contours or less), major terrain features, existing trees, edge of pavement or curb, driveways, utility locations, proposed grades and under-ground drainage system. Site plans, which require grading in excess of 200 cubic yards of earth, must be designed and wet stamped by a licensed Civil Engineer. (minimum scale 1"=10'-0")
3. Site Sections, longitudinal and transverse, from property line to property line, indicating existing slopes, spot elevations, structures and setbacks. Indicate sections on site plan. Include overall building heights
4. Floor Plan(s) showing proposed finished floor elevations with overall dimensions. (1/4" = 1'-0" scale)
5. All Exterior Elevations indicating both existing and proposed grade lines, plate heights, ridge heights, roof pitch, and all materials and details referenced. Indicate overall building height from preexisting grade. (1/4"=1'-0" scale)
6. Roof Plan (1/8=1'-0" minimum scale).
7. In addition to the exterior elevations in item 5 above, a "conceptual drawing" showing the most prominent and descriptive view of the home, in perspective, and on the actual site. This drawing must show all major existing site features and topography in scale. It must also clearly show all architectural elements.
8. Major architectural details referenced to elevations such as, but not limited to:
 - Roof Overhangs
 - Windows and doors (minimum 6" recess to window frames; typical)
 - Chimney(s)
 - Trellises
 - Railings
9. Development data to include: Building area and site coverage tabulations.
10. If the Committee deems it appropriate due to complexity of design, a study model may be required (same scale as site plan) which accurately depicts all the proposed Improvements and their relationship to the site.

11. Any other drawings, materials, or samples requested by the Committee.
12. Conceptual Landscape Plan(s) to include existing vegetation, proposed planting, brush management where required, labeled and dimensioned hardscape areas and staking plan, materials, pools, spas, fencing, walls and erosion control measures including major landscape details (i.e. fencing, gates, water features, entry monument, etc.). (1" = 10'-0" minimum scale).
13. Color Board with samples of all exterior materials (including stone) and colors, identified with manufacturer's name, color, and/or number mounted on an 8 1/2" x 11" (minimum size) heavy stock cardboard. Sample boards shall include Owner's, Architect's and Builder's name, as well as the homesite number.
14. On-site staking of building corners and other Improvements may be required by the Committee.

F. Design Development Plan Review

The DRC will review the Design Development Plan, described in Section E above, and will respond in writing, with the Committee's conditions and comments.

G. Final Design Submittal

After Design Development Plan approval is obtained from the Committee, the following documents are to be submitted for final review;

1. Complete construction documents (1/4"=11'-0" scale) for the residence and all other structures including:
 - (a) All items noted in Section E.
 - (b) All utility locations, electric meter, gas meter locations and enclosures,
 - (c) Exterior building lighting plan and fixture cut sheets.
 - (d) Construction details and specifications.
 - (e) Solar panels (if applicable); Indicate proposed location of solar panels and impact on site or building elevations.
2. Complete landscape construction documents (1"=10'-0" minimum scale) including:
 - (a) Landscape site plan showing hardscape, paving, walls, fences, entry monument, pools, water features and all other landscape elements including brush management where required.
 - (b) Planting plan showing location, size and type of all proposed plants including all the required 16'x12' mature trees which must be clearly noted on the landscape plan.
 - (c) Construction details of all landscape elements.
 - (d) Landscape lighting plan and fixture cut sheets.

3. Complete civil engineering construction documents (1"=10'-0" minimum scale).
 - (a) All surface drainage from Pad and driveway is to be intercepted by an underground drainage system prior to leaving the lot. (See Section VI.)

H. Final Design Review

If, in the opinion of the Committee, the submittal is a logical and direct development of the approved Design Development Plan drawings and is in compliance with these Guidelines, approval will be granted in writing. Should the design be at substantial variance with the Design Development Plan drawings or violate any of these Guidelines, disapproval or continuance may result, and a revised submittal with additional review fees will be required.

I. Re-submittal of Plans

In the event of disapproval or continuance by the Committee of either a Preliminary, Design Development or Final Design Plan submittal, a re-submission of plans including review fees, must follow the same procedures as an original submittal.

J. Pre-Construction Conference

After Final Design Plan approval, but prior to commencing construction, the Owner and Builder must meet with a representative of the Committee or its appointed representative, to review construction procedures, to execute the Deposit and Construction Agreement (Exhibit D), tender the construction deposit and coordinate his/her activities in Rancho Pacifica.

K. Commencement of New Construction (For Additions/Remodels see Exhibit H: Application for Improvement To Structure, Landscape Or Hardscape)

Buyer shall commence construction of the residence on a homesite within thirty-six (36) months after close of escrow. After Owner's receipt of Final Design Plan approval, holding of the required Pre-Construction Conference with the Committee's representative, and satisfaction of all governmental review processes, the Owner must commence actual construction of the work pursuant to the approved plans within 90 days from the date of such DRC Final Design Review approval. If the Owner fails to begin construction of building foundations within this time period, any approval given shall be deemed revoked. The Owner must complete the construction of any Improvement on Owner's homesite within 18 months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities. A six-month extension to the construction period may be granted at the sole discretion of the DRC. An extension must be requested in writing by the Owner prior to expiration of the 18 month construction period.

The provisions of this "Commencement of Construction" paragraph constitute requirements separate from and independent of the terms and conditions of any Offer to Purchase and Escrow Instructions pertaining to the homesite which are referenced in any memorandum recorded on title (the "Recorded terms and Conditions"). The provisions of this paragraph shall not be deemed to supersede or otherwise modify any Recorded Terms and Conditions.

L. Improvements/Modification Construction

For modifications/additions/remodels, see Modification Application to Structure, Landscape, or Hardscape (Exhibit H).

M. Completion and Final Release

Upon completion of any residence or other Improvement, and prior to move-in, the Owner must give written notice of completion to the Committee. The Committee will review the residence or other Improvements for compliance. If all Improvements comply with the approved plans, these Guidelines, and City Approved Guidelines, the Committee will issue a written Certificate of Completion to the Owner, constituting a final release of the Improvements by the Committee.

If it is found that the work was not done in strict compliance with the approved plans, or any portion of these Guidelines or City Approved Guidelines, the Committee will issue a written Notice of Noncompliance to the Owner specifying the particulars of non-compliance. Unless otherwise specified, the Owner shall have 30 days from the date of Notice of Non-compliance within which to remedy the non-complying portions of his/her Improvement. If, by the end of this time period, the Owner has failed to remedy the non-compliance, the Committee may recommend and the Association may take action to remove the non-complying Improvements, as provided in the Master Declaration. A fine schedule will be enforced by the Association when an owner is non-compliant. The fine schedule is available at the property Management Company.

SECTION III

SITE DEVELOPMENT

The following criteria are intended to enhance the environment and aesthetic quality of development and Improvements within Rancho Pacifica.

A. Building Envelope/Setbacks

1. The building envelope is that area of each homesite within which all structures of every kind, including decks over 30" in height, must be located. The building pad elevation for each homesite has been defined. All residences should make every effort to be sited at this elevation so that the structure relates to its neighbors and blends into the existing topography.

2. Minimum Setbacks: A homesite profile is available from the Association that indicates all building and brush management setbacks and easements. The Owner is responsible for verifying actual site conditions. The Owner shall notify the Association of discrepancies. Minor variances may be approved by the DRC at their discretion.

B. Site Grading & Drainage

Building Pads have been developed to create smooth and gentle transitions between homesites and direct drainage away from slopes. Minor pad elevation modifications may be permitted. Minor grading will be required to soften engineered slopes and create a more natural and less manufactured appearance. Drainage or erosion damage that occurs due to flow from one homesite to other homesites or Association Common Areas because of changes in site conditions, will be the responsibility and liability of the Owner of the homesite that caused the change in flow. See Section VI for additional Drainage and Grading information.

C. Fences & Walls

It is the intent of these Guidelines to limit and minimize physical elements that separate or enclose the homesites. To accomplish this objective, no such fences, gates or wall enclosures are to be placed on the property line between a residence and the street in front of the homesite. Although masonry, steel and stucco elements are not prohibited, living plant materials are preferred over inert, hard materials. Where additional security is required, predominately transparent metal decorative fences may be permitted at rear and side yards. Chainlink and Plexiglas are not permitted however tempered glass is allowed. (No fencing and walls of any kind will be permitted in open space easements or on slopes facing streets. In general, no fence or wall of any kind will be permitted over (5) feet high. Pool enclosure fences are subject to design approval. Walls and fencing visible from the street, which detract from the attractiveness of the overall street scene, will not be permitted.) Garden and freestanding walls should be a direct reflection of the architectural theme of the buildings, specifically as to materials, color, finish and detail. Retaining walls and all exposed walls must have above grade surface treatment the same as the garden walls. See the City Approved Guidelines for fencing examples.

All walls are to be a maximum exposed height of five (5) feet, except courtyard walls that are direct extensions of the house walls may be a maximum height of eight (8) feet. Wall pilasters and columns may be a maximum height of six (6) feet. Specifically prohibited wall materials include exposed concrete block, metal panels, railroad tie, cribwall and similar materials.

Rear yard fences and walls should be designed and constructed, to the extent feasible, to be at least 40 percent open. Rear yard wrought iron fencing must be architecturally significant and include 16"x16" columns at property corners and angle points. The minimum size picket shall be no less than 5/8" with no crimped ends and include ornamentation. Where side yard fencing transitions towards the rear, the last 16 foot portion shall remain open by use of wrought iron fencing or tempered glass.

Walls shall not be stepped but rather follow the grade. All walls shall terminate at a pilaster or column.

D. Mechanical Equipment

No roof mounted or wall mounted heating or cooling equipment will be permitted, excluding solar equipment. All exterior heating and cooling system components must be ground mounted adjacent to the residence and hidden from view of the roadway and neighboring properties.

E. Trash Removal

If trash storage is not accommodated in the garage, a screened trash receptacle area of hard surfacing must be set aside in the landscape area, out of community view.

F. Lighting

All exterior lighting for identification, pools, water features and landscaping shall be subdued and indirect. Entry Monuments must be illuminated at night. No top mounted lighting fixtures will be permitted. Nuisance lighting and/or glare must be avoided. No residence-mounted general lighting will be permitted. No direct lighting of building walls, roofs or building elements will be permitted.

No floodlighting, other than approved intermittent security lighting, will be permitted. Security lighting fixtures are to be hidden from view or integrated into the building's architecture. Outdoor floodlights or spotlights have the potential to create a nuisance to others and are prohibited for extended or routine use. Keep in mind that such lights may visually impact your neighbors in the back, front, or to the sides of your property.

Exterior lighting such as accent lights and landscape lighting in Rancho Pacifica is to maintain a subtle ambience, minimize visual impact, and be consistent with the rural, countryside and residential nature of our community. Owners are required to use warm or soft white light in exterior lighting, rather than bright white lights, to create a more subtle ambience.

No lighting for tennis or sports courts shall be permitted. Homesites abutting conserved habitat shall not permit large spotlight-type lighting directed into the conserved habitat. This shall not prohibit appropriate lighting of swimming pools, etc., so long as the lighting is directed toward the swimming pool, etc. In addition, lighting from homes abutting conserved habitat shall be screened with vegetation to the extent appropriate that does not significantly reduce the purpose of the lighting.

G. Antennae & Satellite Dishes

Antennae and satellite dishes are permitted, subject to the provisions of the Master Declaration and applicable law.

H. Auxiliary Structures

All auxiliary buildings and landscape structures must be designed to be in harmony with the architectural style of the main residence and must be contained within building setbacks and conform to City of San Diego regulations.

I. Solar Equipment

In general, all solar panels for heating home and/or pools shall be integrated with roof forms. Under certain circumstances freestanding panels may be allowed, at the discretion of the Committee, where the panels cannot be seen from the street. See Section VIII Solar Guidelines for more information.

J. Entry Monument

Each homesite must provide an entry monument at the driveway entrance, no further than five feet from the driveway edge, to adequately define and identify the homesite. This monument may be a pillar, pilaster or column that directly relates to the architectural theme of the house. It must be provided with the street address of the homesite, which will be illuminated at night. Backlit signage is not allowed. The address materials are to be tile, brass, bronze, granite or similar long-lasting material. The entry monument should not be over three (3) feet in height if located closer than eight (8) feet to the property line and no more than 32" square. The monument may be four (4) feet in height if beyond eight (8) feet from the property line. No top or post mounted lighting fixtures will be permitted.

K. Remodeling or Additions

All plans for remodeling or additions to approved structures are to be designed to appear as a part of the main structure, and must be submitted to the DRC for a full review process, and must comply with all Design Review Guidelines. Additional structures must be consistent with the architectural design of the primary residence.

L. Entrance Driveways

Entrance driveways should be located so as to minimize their visual impact on a residence. Driveways may not exceed a maximum of sixteen (16) feet wide, except at autocourt areas, and should intersect the street preferably at a right angle, but in no case at an angle less than 70 degrees. Driveways should also be located in such a way as not to interfere with drainage in the right of way of the street. No modification to the existing curb or sidewalk within the fronting street will be permitted (e.g. no curb cuts or flares).

Only one driveway entrance off of the street will be permitted for each homesite, except that when two (2) or more homesites are legally merged for development of a single homesite, or the homesite abuts two streets and the two driveway arrangement disturbs less area than a single entrance. The Committee may, at its sole discretion, approve up to, but not exceeding, two (2) driveway entrances. Uncolored and/or smooth concrete may not be used for driveway surfaces.

Colored and stamped concrete, colored and exposed aggregate concrete, colored and textured concrete pavers or natural stone are approvable driveway materials. Feature strips of a different material and special aggregates in visually exposed driveway concrete will be reviewed on a case by case basis. This entrance must be identified with a minimum eight feet enriched apron paving and a decorative entry monument. Low freestanding walls, gateposts, or entry monument(s), all under four (4) feet in height, may be integrated into the entrance design.

However, unless approved by the DRC at their discretion, no driveway entrance will be permitted that is a "drive under" feature, such as beams or arches over the driveway. Entry gates will be permitted on estate lots only, however they shall be no closer than 30 feet from the roadway edge.

Circular motor courts shall be limited to 48' in diameter when there are no obstructions. When planters or fountains are incorporated into the center of the circular drive, a larger diameter may be considered.

M. Parking Spaces and Vehicle Storage

Each residence must contain parking space within the homesite for at least three (3) automobiles in an enclosed garage, either attached to or detached from the main structure of the residence. A minimum of two (2) additional exterior parking spaces must be provided to accommodate guest parking. No guest parking will be permitted in the front yard setback. Views of guest parking areas from adjacent homesites, streets, or public spaces must be minimized by screening or use of landscaping. Landscaped berms may also be used, but their slope and contour must blend naturally into the landscape. No exterior storage of recreational vehicles or boats will be permitted.

N. Swimming Pools and Spas

Swimming pools and spas should be designed as being visually connected to the residence through terraces, patios, walls and/or courtyards, and the visual impact must be minimized from adjacent homesites, streets and public spaces. Swimming pools and spas must be constructed according to the City of San Diego ordinances and other applicable regulations, including required fence and enclosure heights. The exposed material on a negative edge pool must be a natural material and must be dark or match the building color. No light or bright tile colors will be permitted on negative edge pools. Based on policies by the City of San Diego, pool backwash or pool draining is not allowed to be disposed in the sanitary sewer system. Due to environmental concerns, pool backwash and draining is not allowed into a ravine or other natural drainage area. All applicable regulations governing disposal of pool water must be followed. Pool equipment must not be visible from neighboring properties and must be enclosed within a structure or by walls and a gate, or other suitable screening materials or methods. Water features and water slides will be reviewed on a case by case basis for appropriateness. No above grade pools will be permitted.

O. Sports and Tennis Courts

Sports and Tennis Courts may be allowed on a case by case basis and must be within the building envelope. Encroachment into building setbacks may be permitted and will be reviewed on a case by case basis. No lighting for tennis or sports courts shall be permitted. Only muted, neutral earth tones will be permitted.

P. Exterior Recreational or Play Equipment

All exterior recreational or play equipment, such as swing sets, slides, play structures, jungle gyms and similar equipment, must meet the intent and requirements of all sections of these Guidelines, including color. This type of equipment or structures should be located in the least visible portions of the homesite. In addition, every attempt to screen this equipment or structures from view of adjacent homesites should be made, including the installation of mature landscape. The height of this type of equipment shall be limited to a maximum of 8'-0" above finished grade. All exterior recreational or play equipment requires specific approval of the Committee, prior to installation.

Q. Basketball Hoops and Backboards

Basketball hoops and backboards may be installed at a residence, when specifically approved in advance by the Committee. The installation of such items will be subject to stipulations imposed by the Committee based on specific review of the request. The guideline intent is to locate a basketball hoop and backboard in the least visible area, away from view from the streets, and other public areas. Basketball hoops and backboards are not allowed in yards facing the street(s), nor on the face of a building that faces the street(s).

Backboards on a building must be clear or painted to match the house, and the top of the backboard must be kept below the top of the parapet of the wall on which it is mounted. No backboards shall be allowed on a pitched roof. Backboards mounted on a pole must either be clear, painted to match the house, or painted flat Verde green. The pole or support shall be painted black, dark brown or dark green. Poles must be removable.

The Committee may require additional mature landscaping to screen any basketball hoops and backboards from adjacent homesites, streets and public areas.

R. Exterior Holiday Decorations

The intent of this section is not to discourage decorating for holidays, but to insure a tasteful and very high standard of quality befitting Rancho Pacifica. Holiday decorations should be subtle, soft, and tasteful. Decoration displays should not have a commercial appearance and should not be “overdone” in brightness, size, or visibility from public spaces or common areas. Holiday decorations will be allowed only between November 25th and January 10th. No Holiday decorations are allowed before November 25th and all must be removed by January 10th. Decorations for other holidays may be installed no more than two weeks prior to the holiday and must be removed within two days after the holiday.

SECTION IV

ARCHITECTURAL CHARACTER

The architectural design philosophy of Rancho Pacifica is intended to develop a look and feel of “timeless” architectural design. There is not one special architectural style that is required or desired, rather, the goal of architectural harmony is to be achieved through the use of a controlled range of complimentary materials and colors. Through a controlled architectural palette, a very wide range of architectural designs can be a comfortable part of and enhance the natural environment of Rancho Pacifica. However, experimental or radical building designs, although they may have many merits, are not in keeping with the quiet, more conservative rural character. The conceptual architectural guidelines described below, establish the framework to achieve a certain level of harmony and compatibility, while providing the flexibility to create variety in the architectural expression of individual home design.

A. Design Repetitions

A custom quality in architectural details is desired throughout the Rancho Pacifica Community. No repetition or near repetition of the exterior of any approved residence in Rancho Pacifica will be permitted.

B. Size

Homes which are excessively large or small for their sites and their contexts can distract from the setting and will not be approved. All homes must contain at least 3,000 square feet of enclosed space excluding garages, basements and accessory structures on lots 42 through 142; 3,500 square feet on lots 1 through 41 and a minimum 4,000 square feet on lots 143 through 148. Except for estate homesites, no home may contain more than 12,000 square feet of enclosed space excluding garages and basements. Square footage measurements are taken from face of exterior wall. Homes on estate homesites 143 through 148 may exceed 12,000 square feet and will be reviewed on a case by case basis by the DRC. Square footage of homes on combined homesites will be reviewed on a case by case basis.

C. Building Height

The maximum height of all Improvements shall not exceed thirty-five feet (35') unless noted otherwise on the homesite profile. The height of an Improvement is defined as the vertical distance from the lowest pre-existing grade at the building line to the highest ridge of the finished roof material. Architectural appurtenances, such as fireplace chimneys, may exceed the height limit prescribed in the lot profile. Subject to design review and approval.

Notwithstanding the maximum building height set forth above, the Committee may disapprove a proposed residence or other structure if, in the Committee's sole opinion, the structure appears excessive in height when viewed from any street, private amenity, Association Common Area, or another residence, if it appears out of character with other residences, or if it would be overly prominent because of its height.

D. Building Facades

Buildings should be carefully designed to ensure that they are well-scaled to the size of the homesite upon which they are located. The general character of each custom home should reflect a neighborhood scale in which the massing of the residence does not overwhelm the street scene along the front, or along the rear of the homesite. The building setbacks specified in Homesite Profiles are minimum requirements. It is

strongly encouraged for the design of individual homes to provide articulation of building masses on all four sides of the residence to provide visual interest to the street scene. Articulation to the side setback will further enhance the character of the neighborhood by increasing the distance between residences in adjacent homesites.

E. Exterior Building Walls

Exterior wall finishes used on the dwelling shall be continuous and consistent on all elevations of the residence in order to achieve a uniform and complete architectural design statement. Some architectural styles may dictate a mixed medium. Two story wall surfaces are not encouraged. Where possible, provide single story elements at perimeter walls. The flat appearance of two story walls may also be broken up by providing balconies or other projections, or by the use of tall stacked window elements.

The following are prohibited materials:

- Fiberboard Siding
- T-III Siding
- Aluminum Siding
- Vinyl Siding
- Cultured Stone

F. Roofs

Articulated roofscapes should be created throughout the custom estates neighborhoods. Informal plan types should use a variety of roof forms to achieve an articulated roofscape, while formal plan types may use less articulated roof forms.

The following must apply:

- Roof pitches should be consistent with the architectural style of the building.
- Flat roofs, when used, should be surrounded by parapets a minimum of 10" up to a maximum of 36" above adjacent plate line. Parapets must return and end in an intersection with a building mass. Flat roofs may not exceed 10% of total roof area.
- Roof materials should be compatible with the architectural style of the building, using authentic materials where possible, such as clay tiles or slate.
- Roof materials should have a matte finish to minimize glare.
- Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be permitted on any roof. Mechanical devices such as exhaust fans, vents and pipes shall be minimized and painted to match the adjacent roof surfaces.

The following roofing materials are specifically restricted from use:

- S Tile
- Concrete tile
- Asphalt Shingles
- Fiberglass Shingles
- Simulated Tile including Synthetic or Metal.

G. Window and Door Openings

In all cases, window and door openings must be inset a minimum of 6" within the exterior wall surfaces and shall be treated in one of the following ways:

- Trim Surrounds on all sides. Trim Surrounds will not be considered as a way of achieving a deep set window.
- Recess windows into thickened walls a minimum of 6".
- Project windows forward of the wall plane.
- Combinations of the above or any other design treatment which achieves scale, order, proportion or depth of opening.

Windows may be either divided lite, plain glass or glass block. Glazing may be either clear or tinted. Window shapes shall be appropriate for the architecture of the residence. Arched and stacked window designs are encouraged. Consistency in window style and mullion pattern (the thin vertical bars which divide lights in a window or panels in a door), if proposed must be provided.

H. Chimneys

The design and finish of the chimney should complement the architectural design of the residence. The use of accent trim such as pre-cast concrete, tile and brick is encouraged. Chimney encroachments into setbacks are allowed on a case by case basis. Shrouds shall be added around the spark arrestors of any fireplace and they must be architecturally significant.

I. Columns and Archways

The use of columns and archways appropriate to the architectural theme are encouraged. Columns and archways should be massive and provide a feeling of depth. Attention to detail should be given without appearing unnecessarily ornamental.

J. Colors

Exterior building colors shall be rich, warm hues with accents of complementary tones, enhancing the individual style of the residence. In general, colors for roofing shall be monotone or moderately flashed and darker in color and hue than the building's exterior walls.

K. Garage Doors

Every effort should be made during the design process to preclude garage door openings which face the street. Under special circumstances, an exception may be granted by the Committee. Metal garage doors are unacceptable. Garage doors that are visible from the street must be architecturally significant, compatible with the architectural style of the home, and may require hardware.

L. Skylights

Skylights must be used with restraint. All skylights must be flat glazed with dark bronze glass and frame. Skylights facing streets may be permitted on a case by case basis. Solartubes may be considered on a case by case basis.

M. Patio Covers

The use of patio covers designed as an integral architectural element provides an excellent opportunity to enhance the articulation of the building facades, particularly along rear elevations. The roof treatment of patio covers and second story decks should be consistent in design and materials as the residence. Metal patio covers are not permitted. Patio covers must be located outside of all brush management zones and must remain within the building envelope.

SECTION V

LANDSCAPE CHARACTER

Philosophy and Vocabulary

The landscape design philosophy of Rancho Pacifica is to develop the feel and the look of “timeless” landscape design that complements the unique lifestyle of country/estate living. The landscape should be considered as an integral and indigenous part of the building architecture, and should provide an instant “mature” landscape setting. Plants provide another dimension to the homesites architecture and are useful for augmenting and solving architectural and environmental conditions. Trees enhance views by creating a soft framework for viewing. Trees and shrubs mitigate extreme climactic features, including sun, wind and noise. Lawns provide cool and refreshing surfaces for both passive viewing and active use and recreation. Planting design and selection of types of plant material will vary with individual tastes.

These guidelines are not meant to limit sensitive creativity; however, the Committee encourages a simple, straightforward and natural approach that organizes and uses plants for a purpose.

A. General Principles

All plantings must be compatible and complimentary to the general theme and character of Rancho Pacifica, with special emphasis given to landscape areas adjacent to community roadways. Plant materials should be rich in texture and color, but avoiding extreme or high contrast between adjacent plantings or with native vegetation.

Evergreen or native trees are required when adjacent to natural open space and along street sides. Trees should be clustered and naturally spaced rather than planted in thin rows or in rigid patterns. Trees should be limited in varieties to create a simplified, natural theme. Large “mature” specimen trees must be planted to instantly soften the scale of the structures, especially at large, blank walls and tall structured elements. Perimeter and slope plantings should be appropriate to Rancho Pacifica microclimate and the principles of water conservation and low fire fuel capacity.

The homesite Owner must provide water and maintenance for his/her property. No homesite landscape may be changed, revised, or removed without the approval of the Committee. Plantings should be compatible, sensitive, and responsive to neighboring homesites, and respect its integration into Rancho Pacifica’s overall theme. No particular planting style should contrast highly or stand out from the other homesites when viewed from the street.

Refer to City Approved Guidelines for required streetscape planting requirements.

B. Slope Areas

Any modification, regrading or encroachment onto any slope must be submitted to the Committee for evaluation and approval. The homesite Owner is responsible for all processing, fees and approvals required by the City and any other governing agency. Existing slope planting shall be indicated on the landscape plan. It shall be noted whether plant material is to remain, be relocated or removed. No Association maintained slopes may be modified.

C. Open Space Areas

No modifications to open space areas will be considered, other than for brush management and fire fuel control where required and/or approved in writing by the Fire Marshal or any Local Governmental Agency.

D. Irrigation and Water Schedules

Each homesite Owner is responsible for providing full and complete irrigation coverage to all plant materials on the homesite. The irrigation systems are to be valved and controlled for the different environmental conditions of the site and by general type of plant and slope gradient. Pop up heads are required adjacent to roadways and sidewalks.

Irrigation systems are to be designed and maintained so as streets and public areas do not receive runoff, excess surface water or overspray.

The systems are to be scheduled for deep watering that penetrates into the root zones. Frequent, light watering is to be avoided.

E. Erosion and Erosive Soils

Soil erosion is not only an aesthetic concern, but also a structural concern. Individual homesites must guard against the erosion caused by both natural and irrigation runoff. Owner is responsible for erosion control measures as required by all provisions of the Master Declaration. All exposed soils must be fully planted and irrigated to eliminate runoff and erosion. The homesite Owner must take special precautions when highly erosive soils are encountered, and must provide additional erosion control materials and avoid over-watering and concentrating water flows that cause or contribute to erosion. All structural erosion damage to slopes must be repaired under the direction and observation of a Geotechnical or Civil Engineer. Minor surface erosion must also be repaired, and these areas replanted as directed by a Landscape Architect. Soil erosion prevention measures must be in effect until plant material is established using appropriate materials such as silt fencing or straw waddle rolls.

F. Drainage

The design and maintaining of positive surface flow of storm and residual water, as well as its collection and disposal, are critical to the success of the homesite and its landscape. Excessive water and subsurface moisture must be kept away from buildings and slopes to avoid structural damage. Surface water must also be kept from draining over slopes, from concentrated flows, and from flowing onto neighboring sites or fronting streets. All drainage structures, piping and swales should be inspected and checked annually for proper flow by the Owner. Failure to maintain proper drainage could result in structural damage to the soils supporting the buildings and to slopes.

G. Mature Trees and Plantings

To provide instant scale and maturity to each homesite, large “mature” trees and plantings are required as part of the landscape design. A minimum of five (5) mature evergreen trees, measuring a minimum of sixteen (16) feet high with a minimum spread of twelve (12) feet, will be required on both the street side(s) and the rear of each residence to screen and soften the mass of the buildings. These trees are to be planted at no more than seventy-five (75) feet apart, and must be within thirty (30) feet of the home. If Canary palm trees are utilized as “mature” trees they shall be a minimum of sixteen (16) feet of brown trunk. Fewer mature trees may be considered on smaller lots on a case by case basis as determined by the DRC. These “mature” trees shall be clearly noted on the landscape plan. Large shrubs or plants with a minimum container size of 15 gallon must also be planted near or adjacent to the house and garage on the street and rear to effect instant foundation plantings and to scale down the building masses.

All designs and installations are subject to the approvals of the Committee, which reserves the right to refuse, adjust, increase and/or relocate any plant material, at its sole discretion to meet the intent of these guidelines. Street trees must be provided per the City Approved Guidelines.

H. Plant Screening

The use of planting as screening or barriers, as opposed to constructed fencing or walls, is encouraged to create a natural, countryside appearance. However, these screens or barriers should not be rigidly defined or extensively planted at perimeter or property line areas so as to be detrimental to the open, natural character of Rancho Pacifica.

Plant screening should be provided to hide service areas, large paving areas, and garage doors. Plants used for screening should be evergreen varieties.

I. Boulders and Natural Rocks

The use of boulders and natural rock formations may be approved if integrally designed into the landscape theme of the homesite and do not exceed 30" maximum if located within the building setback. However, the boulder and rock design and placement must be a minor element within the overall site design, and should not dominate the architectural theme.

When boulders or rocks are used, they must be placed and set in natural arrangements, with the boulders set horizontally and imbedded a minimum of one-third into the ground. They must be naturally clustered and not "lined up" or evenly scattered. The color of the boulders and rocks must match the color of the boulders native to area. Broken or damaged surfaces of boulders may not be exposed to view. Artificial or man-made rock or boulders may be approved by the Committee, as it may deem fit, under special circumstances or conditions. Waterfalls leading to pools on slopes will be allowed on a case by case basis.

Rock features enhancing pools shall be proportionate to pool and lot size. The approval of such features shall be at the discretion of the Committee.

J. Brush Management

Refer to Del Mar Highland Estates City Approved Guidelines and City of San Diego Landscape Technical Manual for Brush Management requirements. Wooden patio covers, trellises, gazebos, and play structures are a few examples of items strictly prohibited in brush management zones.

K. Inert Surface Materials

Gravel, stone, pebble, decomposed granite, and similar inert ground surfacing materials must be limited in their use. These materials should not be used in such quantities as to dominate any one area of the landscape. When used however, they must be similar in color and appearance to the native, indigenous materials and ground surfaces of Rancho Pacifica.

Other natural landscape surface materials, such as shredded bark, and similar mulch materials, are helpful in weed control, water flow, and visual appeal; and are encouraged.

For artificial turf, see Section IX Artificial Turf Guidelines.

L. Mounding and Contouring

Each homesite must be naturally contoured to complement the existing hillsides of Rancho Pacifica. Contouring will consist of mounding, berming or contouring of soils on the landscape areas; and must be

made to look natural and in scale with each homesite. No sharp or abrupt slope tops and toes of banks will be permitted. Small scale, bumpy mounds will also not be permitted. Each homesite owner must submit a fully contoured grading plan that shows the complete intent of the proposed fine grading for review and approval.

M. Landscape Lighting

In addition to the requirements listed in Section III-F, the homesite Owner is encouraged to provide a well designed landscape lighting scheme that enhances the homesite at night. The goal is to maintain a rural, countryside ambience with minimal visual impact during both nighttime and daytime hours. Lighting should be soft and non-glaring. Fixtures should be hidden from view as much as possible. Landscape lighting must not be directed at or “spill” onto adjacent homesites, the street or open spaces.

Each homesite entry monument and address should be adequately illuminated by a ground-mounted fixture. Homesites abutting conserved habitat shall not permit large spotlight-type lighting directed into the conserved habitat. This shall not prohibit appropriate lighting of swimming pools, [etc. so](#) long as the lighting is directed toward the swimming pool, etc. In addition, lighting from homes abutting conserved habitat shall be screened with vegetation to the extent appropriate that does not significantly reduce the purpose of the lighting.

N. Exterior Sculpture and Artwork

The intent of this section is not to discourage sensitive and noteworthy site sculpture and artwork in appropriate areas of the site. Any exterior sculpture or artwork proposed must be hidden from all public views.

O. Landscape Maintenance

The homesite Owner is solely responsible for the landscape maintenance of his/her property and its Improvements. The landscape planting on each site must be maintained for there is no such thing as “maintenance free” plants or landscaping. Actually, many plants will require extensive maintenance. Plantings of lawns, shrubs and flower gardens will require more maintenance than many types of groundcovers and larger trees. However, new plantings will require a high degree of attention within the first few years after planting. The homesite owner should institute a complete program upon initial installation of the planting. A good program will insure vigorous healthy growth, visually pleasing planting, wise use of water, and the reduction and prevention of plant loss and unsightly plants.

P. Unimproved Homesite Landscape Standards

Homesites, which remain unimproved, without the commencement of a residence, for an extended period of time after the Close of Escrow from Declarant, may have a negative impact on the character of the community. Therefore, each original Owner is required not later than two years after such Close of Escrow, if they have not commenced the construction of a residence by such date to install and maintain irrigated landscaping or mulch on the unimproved homesite in conformance with the landscape standards described below, and all other design review provisions of these Guidelines. Subsequent owners must maintain previously installed landscaping. All Unimproved Homesites, as defined above, shall be fully planted, irrigated or mulched and maintained by the homesite Owner in accordance with the following requirements:

1. All bare Unimproved Homesite areas that are 4:1 and flatter may be prepared for lawn planting or mulch.
2. All remaining bare lot slope areas that are steeper than 4:1 shall be planted with approved groundcover, using rooted flat plants, spaced at a maximum of 18 inches on center.

3. If hydroseeded, the entire Unimproved Homesite area shall be irrigated with an underground piped, fully automatically controlled, overhead sprinkler irrigation system that provides 100% head to head coverage and with separate valves for lawn and groundcover areas, and street trees.

4. Additional planting of trees, shrubs and groundcovers must be submitted to the DRC for the normal building approval process, as required by these Guidelines.

5. The planting and irrigation installed shall be fully maintained, repaired, and kept in good condition until such time as the homesite residence is under construction. The maintenance program shall require weekly maintenance of the site and shall include mowing, trimming, pest and disease control, weeding, litter removal programming of irrigation controller(s), repair and adjustments of irrigation system, erosion repair, and any other normal landscape maintenance activity that is necessary to keep the landscape plantings vigorous, healthy and in a weed and litter free condition.

6. Tree Requirements: The Unimproved Homesite shall be planted with streetscape trees as required in the City-Approved Guidelines. The number of street trees shall be based on the assumed spacing along the street frontage of between 30 and 40 feet within the landscape easement, but may be informally grouped at the intersection of property lines. The trees may range in size from 15 gallon to 36" box and examples of appropriate street trees include Schinus molle (California Pepper), Plantanus acerifolia (London Plane Tree), Quercus agrifolia (Coast Live Oak), and Pinus Species (Pine). Trees shall not be planted where driveway aprons, fire hydrants, or public utilities interfere. The side slopes in these areas may be laid back at variable gradient where space allows.

7. Approval of landscaping must be approved by the DRC before commencement of planting. Provide on the attached plot map all trees, grass/hydroseed, groundcover and irrigation notations by mail or fax to the Property Manager of the Association for submittal along with required processing fee. Additional planting of trees, shrubs and groundcover must be submitted to the DRC for normal building approval process.

If the homesite Owner does not provide the required and necessary landscape installation and maintenance as required above, the Association may provide such materials, work and labor as necessary and shall charge the cost to supply such material and equipment and to perform such labor or work to the homesite Owner.

Q. Plant Suggestions and Lists

See the City-Approved Guideline for plant palette requirements.

A Rancho Pacifica Suggested Drought Tolerant Plant Material List can be obtained from the Property Manager of the Association.

SECTION VI

LOT GRADING AND DRAINAGE

Safe and effective handling of water runoff is a prime concern since it affects adjacent properties as well as the storm drain systems. Because of this concern, site plans will be reviewed to see that drainage designs have adequately protected adjacent properties from water and erosion run-off from each homesite.

All lots within this subdivision have been provided with an outlet for runoff generated from rainfall and/or landscaping. This outlet consists of an underground storm drain lateral that is connected to a private storm drain system within the street and capped at the property frontage or a curb outlet. All runoff generated from each private lot including, but not limited to, the pad and all slopes within the private lot shall drain into the aforementioned drainage outlets. No surface or subsurface drainage shall be allowed to drain off the lot prior to being collected by these drainage outlets. The purpose of this outlet is to control drainage from each lot in such a way so as to prevent runoff from undermining or degrading the curb and/or sidewalks, or be allowed to drain onto adjacent lots or open space. Any deviation from this drainage criteria shall be approved prior to construction. Each owner is responsible to show how surface run-off will be handled by means of underground piping, berms, ditches and catch basins, or a combination of the above. Size and placement of riprap and other devices used for disbursement of water will be checked for adequacy.

Storm water from each homesite shall not drain across side or rear property lines onto adjacent residential lots. All drainage routed to the rear of a homesite shall utilize energy dissipaters or other approved methods. Drainage will be permitted to exit onto streets only if such drainage pattern was originally approved by the City of San Diego. Grading and drainage information, indicating conceptual intent, must be submitted for Design Development Plan review. A precise grading and drainage plan with details must be submitted for Final Design review. After Final Design approval, each homesite may be reviewed during the construction process to verify that the drainage systems are being installed per approved plans.

Any deviations from the approved plans during the construction phase must be submitted to the Committee for review and approval.

Lot grading in excess of 200 cubic yards of earth or any cut or fill over five feet requires a grading plan according to current City of San Diego regulations. Should a proposal require a City grading plan, that plan must be prepared by a Registered Civil Engineer and reviewed by the Committee. Homesite grading plans which propose the movement of less than 200 cubic yards of soil and cuts and fills less than 5 feet in height can be prepared by the project Architect or Landscape Architect. All grading plans must be reviewed and approved by a licensed Civil Engineer indicating that a plan review has been performed by a Civil Engineer for "Drainage Only." A Drainage Compliance Certificate (Attached as Exhibit 'B') shall be signed by a Civil Engineer and submitted concurrent with the Drainage Plan.

Please consult City of San Diego for most current regulations regarding drainage and grading.

SECTION V11

GENERAL GUIDELINES FOR CONSTRUCTION

The Committee has established certain construction and safety conditions that will apply to all builders, contractors and service personnel entering Rancho Pacifica. They are intended to encourage safe, neat and orderly activities for Improvements, construction, and maintenance.

A. On-site Authorization

Each homesite under construction must have a current Construction Security Information Form on file with the Manager of the Association. This form is to be completed by the contractor in charge of the job. This form must have telephone numbers to reach the contractor or his/her office and the names of all subcontractors working on the project. Contractor Entry Forms are to be updated every thirty days.

The Owner or general contractor is required to have an on-site construction representative with the authority to receive deliveries and direct suppliers and subcontractors on a full time basis.

B. Entry and Work Hours

All contractor and service personnel are required to enter and leave through the security gate. Hour of entry is 7:00 a.m. and departure is 5:30 p.m. on Monday through Friday. Saturday hours are 8:00 a.m. to 5:30 p.m.

No construction activity other than emergency repairs will be permitted on Sundays, legal holidays, or before or after approved work hours in accordance with the Association's holiday schedule without prior approval.

No vehicles (trucks, vans, cars, etc.) may be left in the subdivision overnight. Approved construction equipment may be left on the homesite while needed, but must not be kept on the street.

Contractors and subcontractors are not permitted to bring in dogs or pets of any kind.

C. Right of Entry to Adjacent Property

The use of adjoining property for any purpose during construction requires that the applicant shall obtain explicit written permission from the adjoining property owner (including the Declarant, if the adjoining property is so owned). A copy of the letter granting permission must be filed with the Association Manager prior to commencement of construction or prior to encroachment.

D. Construction Trailers & Portable Field Offices

Any Owner or contractor who desires to bring a construction trailer, field office or the like to Rancho Pacifica must first obtain written approval from the Committee. Such temporary structures are to be located only in approved locations and must be removed upon completion of any Improvements or construction.

E. Sanitary Facilities

Each Owner and contractor is responsible for providing adequate sanitary facilities for his/her construction workers. Portable toilets or similar temporary toilet facilities are to be located only on the homesite, and shall be serviced weekly.

F. Parking Areas

Vendors, contractors, and others working on homesite construction or Improvements are required to follow all parking rules within the community. Private and construction vehicles will be parked only on the homesite or on the sidewalk side of the streets, (per article V, Section 1 of the CC&R's, page 28) without obstructing free flow of traffic.

G. Storage of Materials and Equipment

Owners and contractors are permitted to store construction materials and equipment on the homesite, not the street during the construction period. Any materials must be neatly stacked, properly covered and secured. All storage of materials or equipment is the responsibility of the Owner.

H. Restoration or Repair of Damaged Property

Damage and scarring to any real or personal property, including but not limited to other homesites, open space, streets, sidewalks, landscaping, irrigation, driveways and/or other Improvements will not be permitted. If any such damage occurs, it will be repaired and/or restored promptly at the expense of the Owner. If not repaired, the Association will use the construction deposit of the responsible Owner to repair this damage, otherwise the Owner will be invoiced and liable for the cost of such repair.

Upon completion of construction, each Owner and contractor must clean the homesite and repair all property which was damaged, including but not limited to restoring grades, planting grass and trees approved by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting, fences and any other damaged Improvements.

Failure to comply with these requirements will result in the Owner being charged with all costs by the Association, to correct the damage.

Operators of vehicles are forbidden from spilling substances while within Rancho Pacifica. If spillage occurs, the homesite Owner is responsible for cleaning up immediately. Any spills must be reported as soon as possible to the Association Manager.

There will be no washing of any trucks or other equipment at any location within the community.

Before trenching, check location of underground utilities. If any telephone, cable TV, electrical, water, irrigation, etc. line is cut or damaged, it is the responsibility of the Owner or the contractor to report such accident to the Association Manager immediately.

I. Additions or Alterations

All additions or alterations affecting the finished grade of the site, exterior appearance of any structure, or landscaping will require approval of the Committee. The Committee should be contacted to determine if additional submittals will be required.

J. Noise Levels

Radios or unnecessary noise will not be allowed within the community. This is distracting and discomforting to Owners. Article X, Section 9 of the Master Declaration, "Nuisances," is applicable to all construction activities.

K. Debris and Trash Removal

During the construction period, each construction site and adjacent streets must be kept neat and be properly policed to prevent them from becoming a public eyesore, affecting other lots and the open space.

Owner and contractors must clean up all trash and debris on the homesite at the end of each day. This includes gravel, sand, cement, nails, glass, etc.

A covered trash container must be located on each building site at all times for containment of lightweight materials, packaging or other trash materials which may blow off the site. Trash and debris are to be removed from each homesite at least once a week, by every Friday, to an approved dumping site located off the project. Owners and contractors are prohibited from dumping, burying, or burning trash anywhere in Rancho Pacifica or adjacent open space.

Dirt, mud, or debris resulting from activity on each homesite must be promptly removed from public or private streets, open spaces and driveways.

Failure to comply will result in notification after which the Association will have the area involved cleaned and their costs will be assessed to the property Owner.

L. Storm Water Regulations

It is each Owner's Responsibility to occupy, use and maintain the Owner's lot in compliance with the Federal Clean Water Act and regulations of the California State Water Resources Board and the San Diego Regional Quality Control Board. When construction work is started on a lot, the Owner will ensure that the contractor disposes of waste responsibly and that the contractor is aware of the environmental consequences of improper disposal. Each Owner must ensure that the Owner's contractors observe all applicable laws concerning redirection of water from the lot and discharges of water and substances carried by water that may flow from the lot into storm drains and on into public creeks and rivers. Specific areas of concern related to storm water include:

- Prevention of erosion and limitation of silting.
- Maintenance of natural areas.
- Elimination or reduction of storm water discharges into storm sewer systems.
- Keeping cement/stucco-related items out of storm sewer systems.
- Keeping all storm water pollutants from developed areas at or below their predevelopment levels.
- Maintenance by Owners of any outdoor storage areas or trash disposal areas so that nothing leaks or is washed from any such areas into storm drains.

M. Alcohol and Drugs

Alcoholic beverages and drugs are strictly forbidden during construction and maintenance periods.

N. Construction and Real Estate Signs

Contractor advertising signs shall be limited to two signs maximum only naming the General Contractor, Architect or Landscape Architect and must be located on the subject homesite. Maximum allowable size for each shall be 24" x 24". A combined 48" x 48" sign is not allowed. For real estate (e.g., for sale) sign specifications, please contact the Property Manager of the Association.

O. Construction Deposit Release

The following are requirements for construction deposit release by the Association:

1. Remove all job identification signs.
2. Final landscape must be completed.
3. All curb, street and/or other common area damage must be repaired.
4. Trash and debris containers must be removed.
5. Final review and correction of construction deficiencies.
6. Site and street must be clean of all trash and debris.
7. Final approval form must be requested by Owner and granted by DRC within three (3) months from City of San Diego occupancy permit issuance.
8. All construction must be built according to DRC stamped approved plans. DRC reserves the right to implement fines and/or penalties for noncompliance.
9. All outstanding costs, fees or fines will be deducted from the deposit or paid if owed.
10. All lien rights resulting from work on the homesite, whether the homesite or other real property within Rancho Pacifica Homeowners Association, shall be released by the owner.
11. If the lot is sold during construction, the construction deposit shall be considered transferred to the new owner. All deposits remain with the property.

P. Enforcement Procedures

In addition to other enforcement remedies set forth in the Declaration, the Association/DRC shall also have the following authority:

1. Orders of Abatement ("Red Tag"): The DRC shall have the authority to post an order to abate ("Red Tag") any construction, alteration or other matter for which approval is required, to the extent that it has not been approved by the DRC or if it does not conform to the plans and specifications submitted to and approved by the DRC. If an Improvement is Red Tagged, the Lot Owner and his or her contractor shall cease all construction activity until such time as the issue giving rise to the Red Tag order is resolved. The Red Tag order shall clearly state the reasons why the abatement has been ordered.
2. Denied Gate Access: If an Owner has not received final approval of an application from the DRC to commence construction, and commenced construction of any part of the project, or if any Owner fails to construct any part of the project in a manner consistent with any plans approved by the DRC, or if an Owner fails to cease and desist construction by the next work day (Monday-Saturday) after receiving notice of a Red Tag, the Association has the right to deny access through the entrance gate of any and all nonresident contractors, subcontractors, vendors, material suppliers and other construction personnel.
3. Failure to Enforce/No Waiver: The approval by the DRC of any plans, drawings or specifications for any Improvements done or proposed, or for any other matter requiring the approval of the DRC

under the Declaration, or any waiver thereof, shall not be deemed to constitute a waiver or any right to withhold approval of any similar plan, drawing, specification or matter subsequently submitted for approval by the same or some other Owner. Different locations for Improvements, the size of the structure, proximity to other Improvements or Common Area Improvements and other factors may be taken into consideration by the DRC in reviewing a particular submittal. No Improvement for which DRC approval is required shall be deemed to be approved simply because it has been completed without complaint, notice of violation, or commencement of a suit to enjoin such work.

4. Remedies if Noncompliance Continues: If the Owner does not comply with this Rule, the Association, in its discretion, may either remove the noncomplying Improvements, take action to correct the noncomplying features of such Improvements or pursue other possible remedies at law in equity to gain the Owner's compliance. The costs of such action shall be assessed against the Owner's account.

SECTION VIII

SOLAR GUIDELINES

The DRC has established guidelines for submitting solar system installations on individual homesites in order to facilitate installation of solar heating and/or photo-voltaic solar panels. Current State and federal regulations require the DRC to allow homeowners the right to install these panels. However, these regulations ~~do~~ also permit ~~the~~ individual Homeowners Association's to establish reasonable guidelines. This is consistent with the Board and DRC's fiduciary duty to protect all members of the Association.

Solar system installation projects should never be taken lightly. A solar energy system is a large custom-made appliance that happens to be attached to the roof of your home or set in your yard. The location, appearance and mode of installation of the solar panels are critically important to preserve the attractiveness of the home's exterior. A high quality home requires a high quality solar energy system that provides superior performance while maintaining appearances. The DRC strongly recommends that homeowners consider using only high quality solar products, hire a certified professional to design the system, and select an experienced and reputable contractor to install it. All new solar panel installations must first be submitted to the DRC for review and approval. Installation must comply with these guidelines and specifications.

The submittal requirements to the DRC for solar panels consist of the following:

1. Owner shall submit a completed Modification Application with applicable fee(s).
2. Three sheet sets of 24" x 36" professionally drawn plans must be submitted per standard community submittal requirements. Architectural signature is required, unless a licensed solar company provides professionally completed plans as determined by the DRC.
3. In deciding where to locate the solar panels, the system designer must consider all available options in order to minimize the offsite view of the panels. Each design will be reviewed on a case-by-case basis to evaluate the proposed location and determine if that is the best option for installation.
4. Provide a full Site Plan drawn to scale (may be combined with the roof plan), noting location of solar panels with respect to the property lines, setbacks, street and adjacent neighbors. If applicable, note the location of any solar panels proposed to be set on the ground.
5. Provide a full Roof Plan drawn to scale, noting the location and dimensions of existing and proposed solar panels. Show the roof plan with respect to the property lines of the lot and the street. Provide a north arrow and clearly indicate which direction the solar panels are facing.
6. The solar panels should not be visible from the front elevation of the house.
7. Provide Details of the proposed solar panel installation showing the relationship of the panels to the roof tiles. The panel array must be installed parallel to the rooflines. The finished surface of the solar panels must align with the top surface of high profile roof tile once installed and follow the plane of the roof. The existing roof tiles in the solar panel installation areas may need to be removed in order to accomplish this. Solar panels may be installed directly over the top of flat roof tiles. All solar heating and photo-voltaic systems must be visually integral to the design and form of the roof tile, as unobtrusive as possible and maybe required to be visually screened from the neighbors and from the street.

The lower edge of the solar panels needs to be held back a minimum of two feet from the roof fascia and detailed to provide a finished edge between the lowest row of panels and the tiles.

9. Ground mount systems should be considered. Ground mount systems must conform to the established setback requirements from the property line. Additionally, a ground mount system must be built as close to the ground as possible, not to exceed 24" above ground level. In no case shall they extend above the height of the property line fence. The racking system must not be visible, and any screening necessary must conform to the established landscaping guidelines for Rancho Pacifica.
10. All drawings must be dimensioned and drawn to scale.
11. Provide detailed information of product and manufacturer and include the size of the system, spec sheets and photographs. Indicate the type of solar panels proposed, whether they are intended to heat water or to generate electricity for the home. The location of all service equipment must be indicated on both the Site Plan and the Exterior Elevations if mounted on the exterior of the home.
12. Photovoltaic panels (including the frames, backing, and internal grid) must be all black, with anti-reflective glass.
13. Inverters and disconnects must be concealed from the front elevation of the property whenever possible.
14. Solar hot water collectors must be glazed flat-plate collectors when installed on the roof. All installations materials shall be dark in color. Aluminum frames and all other visible parts, with the sole exception of the solar surfaces shall be anodized or otherwise color treated in black or an alternate color that blends with the roof tile as closely as possible using manufactured color panels, not painting the panels. Homeowners may be required to provide a sample of the actual solar panel proposed for installation in order to confirm compliance.
15. Solar hot water collectors in ground mount locations may be unglazed flat plate collectors and must have a black finish.
16. Solar water heating units may only be laid directly on top of flat roof tiles. High profile roof tiles must be removed prior to the installation of new solar water heating units. Water storage tanks shall not be located on the roof and must be placed in an unobtrusive location inside the home or on the ground.
17. The DRC strongly recommends that all plumbing and electrical conduits be located inside the walls and attic areas of the home. Any exposed plumbing and electrical conduit lines and junction boxes must be painted to blend and match the surface they are attached to (with the exception of the required warning labels), including the exterior walls and roof areas.
18. All plans must be prepared by a qualified design professional. Hand drawn sketches will not be reviewed. All required information must be submitted with the initial application.
19. Any exterior-mounted conduit must be installed through the roof overhang or soffit or must be fitted along the roof overhang or soffit, attached to the exterior wall, and painted to match.

At all times after installation, the system and all component parts must be kept in a constant state of good condition, repair, and appearance. A service contract with your installer is recommended to ensure the regular upkeep of your solar system.

The DRC has a professional consultant who will review the plans. The DRC has the right to modify the proposed plans to mitigate the panels being viewed by neighbors or from the street. Changes may include

moving panels from one location to another. Additional landscaping may also be required to screen any proposed service equipment, roof mounted panels, or ground-mounted panels.

If a homeowner has installed a solar heating or photo-voltaic system without prior DRC approval, they may be fined until the application process is followed and the proposed installation is approved. According to our CC&Rs, any addition to or modification of previously approved plans must be submitted to the DRC before any work is done (Article X, Section 31).

SECTION IX

ARTIFICIAL TURF GUIDELINES

Landscape designs may incorporate artificial turf areas into an overall landscape composition (conforming to all other landscape guidelines) in which artificial turf does not dominate the landscape.

The use of artificial turf is allowed to be installed (with approval) to the front, side and back yards within the community. Any installation without prior approval by the DRC and compliance with the following requirements is prohibited. The Board of Directors may impose fines, if installations commence without DRC review and written approval and /or non-compliance with this policy.

Consideration of artificial turf in the front yard is limited to areas that meet the criteria noted in these guidelines. The front yard area is defined as the portion of the property, contiguous from the street, back to the side fencing/gate return.

The term “artificial turf” shall apply to any newly manufactured synthetic turf product that is in the form of turf grass. Artificial plants of any other kind are strictly prohibited. All requests for the installation of artificial turf shall be accompanied by a plan that clearly indicates the location and area, in square feet, of the total artificial turf area. The plan shall be complete and include all other landscape areas and all other proposed Improvements. (See Application Requirements and Process section)

Artificial turf product specifications, warranty, installation details and product samples shall be provided that clearly indicate the quality of the product, installation techniques and proper drainage and to document compliance with the adopted standards.

Artificial turf shall be installed as a permanent Improvement and shall be integral to the landscape theme of the yard. The artificial turf product shall have a porous backing and shall be installed on a layer of compacted aggregate in order to facilitate drainage. It shall be regularly maintained, repaired if damaged, and replaced when no longer serviceable in the judgment of the DRC. Replacements must meet requirements of the Association in place at the time replacement occurs.

The artificial turf shall be lead free and toxic chemical free and 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.

Artificial turf, like real turf, requires regular maintenance. Organic matter such as leaves shall be regularly removed. Just as natural lawns require ongoing maintenance, debris and animal waste shall be regularly removed from artificial turf, and the turf shall be hosed or washed off in order to eliminate odors. Raking of the turf and replenishing of infill (rubber infill is prohibited) such as a top dressing or ballast material shall occur as recommended by the manufacturer or as required for the turf to maintain a “natural” look.

A. Location and Limitation on Use

1. Artificial turf is allowed to be installed with prior DRC approval in the front, side and back yards within the community.
2. Front yards must retain a minimum of 40% of overall softscape square footage as organic plant material such as planter beds with shrubs and groundcover. The 40% of square footage noted above, excludes the hardscape areas.

3. Steepness of the slope must be indicated and will be taken into account when determining approval.
4. The original grade and drainage must be maintained.
5. All turf edges with a border on neighboring property shall be separated from adjoining residential and common area property lines by a suitable lawn edging, such as a planter, concrete mow curb, high-end bender board, etc.
6. Artificial turf in the rear and side yards shall be bounded by planters at property line, house line or walkway(s). Planters shall be a minimum of 18 (eighteen) inches deep.
7. Artificial turf in the front yards adjacent to the sidewalk shall incorporate a planter bed (drought tolerant plants are encouraged*) to soften the edge of the artificial turf. Artificial turf in the front yards adjacent to the curbside are strongly encouraged to incorporate a planter bed (drought tolerant plants are encouraged*) to soften the edge of the artificial turf. In some curbside cases, a planter bed may be required. The width of the planter bed is dependent upon the overall size and depth of the front yard. The planter shall be a minimum of 24" deep.

*A copy of the Rancho Pacifica "Suggested Drought Tolerant Plant Material List" can be obtained from the Property Management Company.

B. Material Requirements

The components of an artificial turf grass system consist of a base layer, the artificial turf, and infill (rubber infill is prohibited) such as a top dressing or ballast material (required) to hold the fibers in an upright position.

C. Base Layer

1. The compaction of the granulated aggregate base material shall be at a minimum of 95% (ninety-five percent) in accordance with the Modified Proctor procedure (ASTM D1557).
2. The surface tolerance shall not exceed 0-1/4 (zero to one quarter) inch over 10 feet and 0-1/2 (zero to one half) inch from design grade. This ensures that the original grading and drainage plan is retained.

D. Turf

1. The construction of the artificial turf shall consist of a monofilament, polyethylene fibers tufted into a fibrous, non-perforated, porous backing. A Rancho Pacifica List of Suggested Artificial Turf Products can be obtained from the Property Manager of the Association.
2. The minimal pile face weight is 60 (sixty) ounces. Total weight minimum is 80 (eighty) ounces.
3. The primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors. Felt backings are prohibited.
4. The secondary backing shall consist of an application of porous, heat-activated urethane to permanently lock the fiber tufts in place. Secondary Backing: hot melt polyolefin coating or coated polyurethane with perforations with certified minimum drainage of 30" per hour.
5. Fibers shall be tufted into a primary backing with a secondary backing.

6. The turf shall be 100% permeable.
7. The fiber shall be minimum 8,000 (eight thousand) denier, low friction, UV-resistant fiber, measuring not less than 1.6 inches high (excluding putting greens).
8. Grass blades shall be of multiple color blends that consist of subtle green hues and brown thatch. Grass blades shall not contain blue hues. Brown thatch must be of sufficient length so as to be visible from the top of the grass when installed. Such designs are readily available and increase the 'natural' look of the artificial turf. No flat blades are allowed.
9. Matte finish grass blades are required for front yards.
10. For fewer seams, fifteen (15) foot wide fabric rolls minimum must be used. In front yards, seams must be glued together using an adhesive formulated specifically for artificial turf.
11. The artificial turf product must have a minimum 8-year warranty at time of installation.

E. Infill Material

1. Infill material (required) shall comply with the manufacturer's requirements but be no less than a controlled mixture of graded sand, 20 (twenty) grit dust-free silica sand, or acrylic coated sand placed at 2-3 (two to three) pounds per square foot.
2. Dark silica sand (or silica sand with dark acrylic coated sand top dressing) is preferred, and may be required, for example, at certain slope grades in front yards. Rubber infill is prohibited.

F. Installation Requirements

1. Installation by qualified professionals with experience in artificial turf installation is required. Installation shall meet or exceed the minimum requirements of applicable local, state and county laws, regulations and requirements. Preferably, the installation should be performed by a California Licensed Contractor with a C-27 or C-61/D12 classification.
2. Installation shall be in accordance with Manufacturer's instructions. Infill materials shall be approved by the Manufacturer and installed in accordance with the Manufacturer's standard procedures.

G. Maintenance

1. Maintenance shall occur at regular intervals based on manufacturer's recommendation.
2. Owner promptly shall perform repair (and/or replacement) to address damage or significant deterioration, fading or wear and tear to the condition of the turf, infill material, seams and/or edges.
3. The artificial turf product must have a minimum 8 year warranty.
4. Artificial turf will be inspected annually after the expiration of the warranty period to ensure the aesthetic properties are maintained. The Design Review Committee (DRC) reserves the right to require replacement after the warranty has expired.

H. Application Requirements and Process

1. Owners seeking to install artificial turf shall submit the following:
 - (a) A completed Modification Application with applicable fee(s).
 - (b) Plans will be submitted per standard community landscape submittal requirements (Section II of the Rancho Pacifica Design Guidelines). Plans must clearly delineate all landscape areas and artificial turf areas. A plan view (min. 1"=10'-0" scale) of the area including: All property lines, footprint of the residence, street and or sidewalk (if appropriate) adjacent hardscape including driveway and adjacent planting beds. Plan must be 10 scale or larger, include north arrow and scale. A current landscape plan may be used as a base sheet with a trace overlay of proposed artificial turf area.
 - (c) Contractor's bid with complete product specification sheet(s) from manufacturer including warranty to confirm that all requirements are met.
 - (d) A required sample of the artificial turf to be used measuring at least 12" x12" inches. Include product model name and style.
 - (e) Installing contractor and owner shall sign and abide by Deposit and Construction Agreement (Exhibit "D")
2. Final approval will require an inspection by the DRC to verify compliance with the design guidelines and installation quality.
3. Fast Track Application Approval.

Due to ongoing drought conditions and the shortage of water in California, the need for Rancho Pacifica homeowners to conserve water, and in order to expedite homeowner's approval and installation of artificial turf, the DRC is committed to a "Fast Track" approval process for qualifying applications.

Applications will be considered for this process ("will qualify") if:

- (a) Proposed artificial turf applications fully comply with all the requirements indicated in the Artificial Turf Policy and do not request any policy exceptions.
- (b) The installation of artificial turf is proposed only where organic grass has previously been approved and installed.

For applications that meet these requirements, the DRC will commit to review and decision such applications within 24 days from the day of receipt of the COMPLETED submittal and application. If DRC application volume increases such that this review time cannot be met, the DRC will continue to prioritize Fast Track Applications before other DRC business, when possible.

I. Variances

1. Applications will be reviewed and variances will be considered by the DRC on a case-by-case basis.

NEW CONSTRUCTION & EXTERIOR MODIFICATION DESIGN REVIEW APPLICATION

RANCHO PACIFICA

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EXHIBIT B
DRAINAGE COMPLIANCE CERTIFICATE
RANCHO PACIFICA

Registered Civil Engineer No.:
<p>I have reviewed this plan for drainage adequacy. The surface drainage patterns and subsurface drainage facilities shown herein are required to be constructed in substantial conformance to the elevations and details delineated on these plans. It is the responsibility of the lot owner to insure compliance with these details and notify me should any deviations be proposed. This review covers ONLY the surface and subsurface drainage facilities shown herein.</p>
Signed: _____ RCE: _____
Firm: _____
Phone #: _____
Date: _____
Homesite #: _____
Owner: _____
Address: _____

EXHIBIT C
PRE-CONSTRUCTION CHECKLIST
RANCHO PACIFICA

Lot #: _____

Owner: _____

1. _____ Submit a construction deposit of \$ _____ , made payable to Rancho Pacifica Homeowners Association.
2. _____ Provide a Certificate of Insurance. Also required is an additional insured endorsement naming Rancho Pacifica and their Management Company as additionally insured.
3. _____ Provide a completed Deposit and Construction Agreement signed by Owner and Contractor. (Exhibit D)
4. _____ Provide a Declaration of Responsible Professional statement from the Architect, Landscape Architect, and Engineer of record. (Exhibit E)
5. _____ Provide a list of all contractors, sub-contractors, architects, etc. that will be working on the lot. Include names and phone numbers. (Exhibit F)
6. _____ Notify neighbors that will be affected by your project. Consult with Rancho Pacifica's Property Management Company. (Exhibit F)
7. _____ Provide name and phone number of emergency contact. (Exhibit G)
8. _____ Schedule a Pre-Construction Meeting with the DRC by contacting the Management Company. Bring all of the above items to the Pre-Construction Meeting. Failure to provide all information indicated above may cause a delay in construction.

EXHIBIT D
DEPOSIT & CONSTRUCTION AGREEMENT
RANCHO PACIFICA

Lot #: _____

Owner: _____

Date: _____

Construction Deposit: _____ Date Received: _____

Owner Information:

Name: _____

Address: _____

Phone: _____

Fax: _____

Contractor Information:

Name: _____

Address: _____

Phone: _____

Fax: _____

We the undersigned have read the Rancho Pacifica Design Guidelines and will follow the approved plans and by execution hereby agree to comply with the terms and conditions set forth within. We the undersigned understand and agree that at the time of final inspection, when the certificate of completion of construction is provided by the Association, and all compliance issues (if any) are resolved, the owner will be entitled to receive the construction deposit amount, less any possible fines, fees, or deductions incurred for the Lot. If the Lot is sold during construction, the construction deposit shall be considered transferred to the new owner.

Owner Name (Print): _____ Date: _____

Owner Signature: _____

Contractor Signature: _____ Date: _____

Contractor Name (Print): _____

EXHIBIT E

DECLARATION OF RESPONSIBLE PROFESSIONAL

RANCHO PACIFICA

Lot #: _____

Owner: _____

To be signed by the Architect, Landscape Architect, and Engineer of Record:

Architect:

I hereby declare that I am the Architect of record for this project, that I have exercised responsible charge over the design of the project as defined in Section 5703 of the Business and Professions Code and that the design is consistent with current standards. I understand that the current check of project drawings and specifications by Rancho Pacifica Design Review Committee is confined to a review only and does not relieve me as Architect of Record of responsibilities for project design.

Firm: _____ Address: _____

Signature: _____ Date: _____

Registration #: _____ Phone: _____

Landscape Architect:

I hereby declare that I am the Landscape Architect of record for this project, that I have exercised responsible charge over the design of the project as defined in Section 5703 of the Business and Professions Code and that the design is consistent with current standards. I understand that the current check of project drawings and specifications by Rancho Pacifica Design Review Committee is confined to a review only and does not relieve me as Landscape Architect of Record of responsibilities for project design.

Firm: _____ Address: _____

Signature: _____ Date: _____

Registration #: _____ Phone: _____

Engineer:

I hereby declare that I am the Engineer of record for this project, that I have exercised responsible charge over the design of the project as defined in Section 5703 of the Business and Professions Code and that the design is consistent with current standards. I understand that the current check of project drawings and specifications by Rancho Pacifica Design Review Committee is confined to a review only and does not relieve me as the Engineer of Record of responsibilities for project design.

Firm: _____ Address: _____

Signature: _____ Date: _____

Registration #: _____ Phone: _____

EXHIBIT F

CONSTRUCTION PERSONNEL INFORMATION RANCHO PACIFICA

RANCHO PACIFICA

Homeowner Name: _____

Lot #/Mailing Address: _____

Street Address: _____

Day Phone No.: _____ Work Phone No.: _____

Email: _____ Email: _____

Homeowner authorizes his Superintendent to maintain and update the Construction Personnel list as needed.

Owner Signature _____ Date: _____

Superintendent Name: _____ Phone #: _____

Email(s): _____

ARCHITECT

Company Name: _____

Contact Person: _____

Telephone/Email: _____

GENERAL CONTRACTOR

Company Name: _____

Contact Person: _____

Telephone/Email: _____

SUBCONTRACTOR

Company Name: _____

Contact Person: _____

Telephone/Email: _____

EXHIBIT F

SUBCONTRACTOR

Company Name: _____

Contact Person: _____

Telephone/Email: _____

SUBCONTRACTOR

Company Name: _____

Contact Person: _____

Telephone/Email: _____

NEIGHBOR NOTIFICATION

Name: _____

Address: _____

Telephone/Email: _____

Neighbor Signature: _____

NEIGHBOR NOTIFICATION

Name: _____

Address: _____

Telephone/Email: _____

Neighbor Signature: _____

EXHIBIT G

EMERGENCY CONTACT INFORMATION

RANCHO PACIFICA

Lot #: _____

Owner Information:

Name: _____

Address: _____

Phone: _____

Email: _____

Emergency Contact #1:

Name: _____

Address: _____

Phone: _____

Email: _____

Emergency Contact #2:

Name: _____

Address: _____

Phone: _____

Email: _____

EXHIBIT H

**MODIFICATION APPLICATION FOR IMPROVEMENT TO STRUCTURE, LANDSCAPE OR HARDSCAPE
RANCHO PACIFICA**

PROJECT MUST NOT COMMENCE PRIOR TO WRITTEN APPROVAL

Owner's Name: _____ Lot No: _____

Mailing Address: _____

Site Address: _____

Home Phone: _____ Fax: _____

Mobile Phone: _____ Email: _____

All modification submittals shall include 3 sets of the following plans: (1) A copy of the as built, clouded with the areas to be changed; (2) A copy of the proposed modification(s); (3) A detailed written list of areas to be changed. Please check each item submitted for DRC review:

	Submitted Modification	Initial Review Fee	Deposit	Construction Time
	Remodel or Additional structure under 300 sq. ft	\$1,000	\$5,000	6 months
	Remodel or Additional structure 300 sq. ft or more	\$2,000	\$10,000	9 months
	Exterior color change	\$250	\$2,000	3 months
	Shingle or roof tile replacement	\$700	\$5,000	3 months
	Architectural embellishments to existing structure (i.e., skylights, windows, doors, stone, attached patio covers, attached heaters)	\$800	\$5,000	3 months
	Other changes to existing structure (explain below or on additional sheet)	TBD	TBD	TBD
	Tree removal/Replacement (provide complete description of proposed work)	\$250	\$2,000	1 month
	Solar Panels	\$700	\$10,000	3 months
	Swimming pool with solar panels	\$1,200	\$10,000	3 months
	Swimming pool without solar panels	\$800	\$10,000	3 months
	Additions or alterations to landscaping (i.e., fences, perimeter walls, retaining walls, gates, entry monuments, patios, gazeboes, arbors, fountains, barbeques, artificial turf*)	\$700	\$5,000	3 months
	Other additions or changes to landscape/hardscape (explain below or on additional sheet)	TBD	TBD	TBD

Additional Explanation: _____

The required initial review fee for a modification covers one plan review and one final site review by outside professional consultants. Subsequent review fees, if necessary, shall be determined by the DRC for the modification.

The required deposit for a modification may differ from the above referenced amounts, as determined by the DRC, based on the scope of the modification. Deposit and Deposit Construction Agreement form (Exhibit D) must be submitted prior to commencement of project. At the time of final inspection, when the certificate of completion of construction is provided by the Association, and all compliance issues (if any) are resolved, the owner will be entitled to receive the construction deposit amount, less any possible fines, fees or other deductions incurred.

If construction has not started or a continuance is not received by the owner or owner's representative within ninety (90) days after DRC final approval of the submission, the approval will expire, and a new submission and fee will be required. If commenced construction exceeds allotted timeframe, penalties may be imposed.

*If eligible for fast-track option (see Artificial Turf Guidelines), review fee - \$500.

Signature of Owner/Agent: _____ Date: _____

Printed Name of Owner/Agent: _____

Rancho Pacifica Homeowners Association

Supplement to Community Design Guidelines

October 2022

This document supplements the *Community Design Guidelines* and is intended to provide additional guidance on the requirements for exterior modifications to homesites including landscaping. This document is not intended to restate all such requirements. Please refer to the current Community Design Guidelines for all such requirements. Topics addressed here include:

- A. Changes in Architectural Style
- B. Additional Structures
- C. Power Supply Backup and Charging Stations
- D. Redesign of Landscaping

Keep in mind that proposals for any and all exterior modifications including landscape modifications must be approved before any work begins.

A. Changes in Architectural Style

Occasionally homeowners are interested in changing the exterior of their homes to create a more contemporary look than the Spanish revival, Mediterranean, and Tuscan style homes that are predominately present in Rancho Pacifica.

Often changes are limited to a different exterior earth toned color, such as greys, creams, or beiges. That is typically a straightforward application that should also confirm that the new color appropriately coordinates with existing window, door, and roof colors. See *Section IV Architectural Character, Paragraph J. Colors* of the *Community Design Guidelines*.

Some changes, however, go beyond the color of stucco and instead begin to adjust design features of the home. Projects such as this require working with a licensed architect to create a homesite, both original and modified, that reflects a single style. Those seeking to change the exterior architectural style of their home must consider changes to many aspects of the building's exterior to be consistent with the proposed new style. A project like this has much in common with new construction because of the work required to craft a cohesive look. Removing some architectural detailing does not create another style of home. It only makes an unsuccessful combination of styles that does not promote architectural harmony. This requirement is intended to preserve the value of all homes in the community.

Examples of design elements that may need to change include:

- Door and window designs, transitioning from arched openings to an emphasis on horizontal lines and moving from divided light to non-divided light windows and doors, often with floor to ceiling glass panels.
- Decorative door and window trim and trim-work at top and bottom of support columns may be modified or removed
- Rafter tails versus simple eave and rake overhangs
- Clay tile roofs (mudded and boosted) being exchanged for flat tile roofs
- Ornamentation (e.g., hammered metal, distressed window shutters, etc) versus more linear niches and clean lines
- Chimney cap changes from decorative to more simplified designs
- Exterior light fixtures that are more streamlined than ornate

- Simplified balcony railings that replace decorative wrought iron railings
- Transition from stone and stucco designs to mixed exterior finishes and textures.

This is not an exhaustive list but is intended to highlight the types of design features your architect should consider should you choose to significantly renovate the exterior of your home.

If you are interested in making changes in the exterior design of your home, you must file an application and follow the process for new construction outlined in the *Community Design Guidelines*.

B. Additional Structures

Homeowners interested in supplementing their homesite with an additional structure are encouraged to review both *Section II, Design Review Procedure and Submittal Requirements* of Rancho Pacifica's *Community Design Guidelines* and City of San Diego regulations. If you are considering a new structure for your homesite, please note that Rancho Pacifica's *Community Design Guidelines* apply to all remodeling and construction on your homesite. In particular, *Section III Site Development, Paragraph K. Remodeling and Additions* outlines requirements for all additional structures. The application process and submission requirements for each design phase and the construction process are clearly set forth in the *Guidelines*.

All proposed projects must be architecturally consistent with the design of the existing home and constructed in a similar manner to the existing home to ensure a seamless addition. Construction of additional structures must go through an approval process for both the HOA and the City. Setbacks, height, lot coverage, and separation between buildings must comply with City and Fire Department regulations.

C. Power Supply Backup and Charging Stations

Homesite owners interested in installing power supply backup or an electric vehicle charging station may consider both interior and exterior options. Any installation that occurs within the interior of the home, including the garage, does not require HOA review or approval. All installations occurring on the exterior of the home require written approval before moving forward with the project.

Generators

Natural gas, gasoline, or diesel generators must be installed in the back- or side yard of the homesite. Homeowners must submit a plan that clearly shows the proposed location of the generator. This plan must include all existing structures, including fencing and pool equipment, and proximity to neighboring home(s). The generator shall be located within the building envelope. If a plot map is needed to identify setbacks, please contact Rancho Pacifica's HOA management company, Madison Avenue Consulting. An application and approval is required before moving forward with the project.

Generators must not be visible from neighboring properties and must be enclosed within a structure, or by walls and a gate, or other suitable screening materials or methods. Walls must be built at the same height of the component in a stucco or stone finish. If stucco, the finish and color shall match the home. The proposed plants/shrubs for screening must be identified on the plan by type, size (e.g., gallon or box and

height), and the placement must be clearly marked on the plan, including spacing. Additional plant material may be required to be installed around the generator and/or wall for further screening.

The homeowner must submit (3) sheet sets of COMPLETE plans showing the proposed location for installation and including generator specifications, dimensions and sound output (in decimals).

While generators may need to operate periodically and briefly for maintenance purposes, use of generators is for emergency purposes only, such as a public safety power shutdown or other unplanned outage.

Solar Batteries

Solar batteries shall be installed inside the garage or otherwise out of view from the street and from neighboring properties. This power supply backup does not require approval when fully installed within a homesite garage. If batteries or other equipment related to backup (e.g., gateway panel) will be installed on the exterior of the home, an application and approval is required before moving forward with the project.

The homeowner must submit (3) sheet sets of COMPLETE plans showing the proposed location of the battery (or batteries), including the dimensions (actual size) written on the plans of (1) the gateway panel and (2) the solar battery (or batteries). The plans must also clearly show any and all proposed landscape screening. The proposed plants/shrubs must be identified on the plan by type, size (e.g., gallon or box and height), and the placement must be clearly marked on the plan, including spacing.

Selection of the location for any generation or power supply backup should take into account visibility from the street, as well as adjacent homes. As mentioned above, additional screening with plants or construction of pony walls may be required.

Electric Vehicle Charging Stations

Electric vehicle charging stations shall be installed inside the garage or out of view from the street and from neighboring properties. These units do not require approval when fully installed within a homesite garage. If, for a valid reason, charging equipment cannot be installed within the garage and is proposed to be installed on the exterior of the home, an application and approval is required before moving forward with the project.

The homeowner must submit (3) sheet sets of COMPLETE plans showing the proposed location of the electric vehicle charging station, including the dimensions (actual size) written on the plans. The plans must also clearly show any and all proposed landscape screening. The proposed plants/shrubs must be identified on the plan by type, size (e.g., gallon or box and height), and the placement must be clearly marked on the plan, including spacing.

Selection of the location for such electric vehicle charging station should take into account visibility from the street, as well as adjacent homes. As mentioned above, additional screening with plants or construction of pony walls may be required.

D. Redesign of Landscaping

Homeowners desiring to add, remove, or otherwise change landscaping must seek and receive approval before any work is initiated. Landscape design should be "timeless" and complement the unique lifestyle of country/estate living in Rancho Pacifica. Landscape is considered an integral part of the building architecture and should provide an instant mature landscape setting after installation, even when refreshing existing landscape.

Plant materials should be rich in texture and color but avoid extreme or high contrast between adjacent plantings or with native vegetation. Plantings should be compatible, sensitive, and responsive to neighboring homesites, and respect integration into Rancho Pacifica's overall theme. Mature shrubs and plants being replaced must be installed at the original maturity specification (see *Section V Landscape Character, Paragraph J. Mature Trees and Plantings of the Community Design Guidelines*).

Trees provide instant scale and maturity to each homesite, large mature trees and plantings are required as part of the landscape design. A minimum of five (5) mature evergreen trees, measuring a minimum of sixteen (16) feet high with a minimum spread of twelve (12) feet, are required on both the front/street side(s) and the rear of each residence to screen and soften the mass of the buildings (see *Section V Landscape Character, Paragraph G. Mature Trees and Plantings of the Community Design Guidelines*).

All designs and installations are subject to approval. Homeowners must submit a plan that indicates existing plants, those proposed to be removed, and the type, size, quantity, spacing, and location of all proposed new plants. Some plants and trees that were previously allowed have been found to be invasive (e.g., Ficus, Ivy, Bamboo) and will not be approved. Any unapproved plants or trees installed may be required to be removed at homeowner expense. The Design Review Committee (DRC) reserves the right to refuse, adjust, increase, and/or require relocation of any plant material to meet the intent of the Rancho Pacifica *Community Guidelines*.