

Santa Ysabel Ranch - Architectural Review Committee

Architectural Rules & Regulations

Adopted by the Board of Directors at their meeting on January 31, 2015.

Edits approved January 2017 to clarify items and be consistent with CC&R's and County Tree Plan

I. GENERAL CONSIDERATIONS:

Plans for proposed homes should be of a custom design which takes into consideration the upscale status of the development, along with the lot's natural terrain, existing trees, neighbors' privacy, etc.

Plans for proposed homes shall be of a custom design, unique to each lot, which takes into consideration:

- The existing luxury homes in SYR, a gated community,
- The lot's natural terrain,
- Existing trees, especially those that must remain and be protected during construction,
- Neighbors' privacy and how the project can affect the neighbor's property.
- Orientation on lot which considers, views, solar orientation, winds, and other environmental elements

The following conditions are prohibited in SYR:

- The same or similar design being replicated on another lot,
- The use of prefabricated, modular, factory built, mobile homes, kit homes, departmentalized construction, or similar structures.
- Barns or similar structures
- White color exterior walls, trim or windows.

A. Site Planning:

Site planning and design of a home needs to consider the topography, views, native vegetation and the surrounding built environment. Contour grading of cut and fill slopes is required. Setbacks of a home should be complementary to adjacent homes.

When two or more lots have been approved to be combined or merged into one legal lot by the HOA Board and the County Planners, the minimum square footage requirements for the primary home structure shall apply to one building envelope only. The remaining building envelopes shall continue to be honored for any other structures or hardscape proposed, but such structures shall not be required to meet the minimum square footage requirements noted in (2) above. All other ARC Rules & Regulations shall apply to structures, landscaping, or other improvements within all building envelopes.

B. House Sizes:

- Single story homes should be a minimum of 3,000 square feet of living space and two or more story homes a minimum of 3,500 square feet of living space.
- Square footage contained in covered patios, basements, garages, detached quarters, etc., shall not be included in the square footage considerations.

- Detached structures, to be used as guest quarters, do not have a minimum size requirement, but are required to be constructed within the building envelope for that particular lot, these structures must be designed and built in architectural concert with the primary residence and receive the necessary approvals from the SLO County Planning & Building Department.

C. Garages:

All home designs must incorporate, at a **minimum**, a three car garage. The garage must be sized sufficiently to conveniently park three vehicles and have sufficient space for storage of garden and household items typically found in a garage in a rural, gated, luxury estate lot community of 1.5 to 6 acre parcels.

- Garage door openings must NOT face the street and must be at least 90 degrees from the tangent of the street, unless positioning of the lot prohibits this at which time an exception can be made providing the opening is properly screened by landscaping, walls or natural terrain.
- Garage exterior finishes and colors must be the same as the house.
- Garage door colors should complement the house, trim or house accent colors and be offset at least 8” from the face of the wall. The 3 garage doors should not be in the same plane, one door should be off-set at least 2-feet.

II. ARCHITECTURAL FEATURES AND CHARACTERISTICS:

A. Roofs:

Roofs shall be articulated, follow the general shapes of the hills, and avoid flat planes which project against the sky in long straight lines or acute angles and might be considered intrusive to the existing natural character of the hills and vegetation. Hip roofs should be used to minimize long, flat planes.

- No single truss running the entire length of structure.
- A-frame, dome or mansard roofs are not permitted.

Roofs are to be concrete, clay tile or slate.

- Wood, gravel, tar, asphalt composition shingle and shiny metal roofs are not permitted.
- Other roof materials may be submitted for consideration by the ARC.

B. Windows:

The windows are a major architectural feature in custom homes and consistent with the overall architectural statement. Brochures of the windows to be used are to be provided.

C. Exterior Colors:

Exterior house colors are to be within the CC&R's and SLO County guidelines both initially and if changed at a later date. Color requirements were established by the County as a requirement to permit the development of SYR. Acceptable colors are determined by the County using the Munsell Color Charts with chroma value of 6 or less. Documentation needs to be provided relating to the chroma value of the color.

Color boards must be provided with submittal of plans to ARC for Final Approval of the improvement. Color boards must contain accurate samples of all paint, stain, and coating materials to be used on the improvement and should include the corresponding specification numbers. Additionally, all fixture and awning material color and specifications should also be included.

White is not permitted for any exterior surface including but not limited to, walls, trim, windows, garage doors, gutters and downspouts.

D. Exterior Walls:

Construction material shall be consistent with quality custom home construction.

- All stucco finishes must be multi-coat system, hand troweled.
- Exterior material such as Exterior Insulation and Finishing System (EIFS), one coat stucco systems and similar systems shall not be permitted.
- Spray texture finishes, heavy sand and troweled, and knockdown textured finishes shall be prohibited.
- No stucco covered foam or faux wood accents on exterior of home
- Use of stone or brick features on street facing elevations desired

E. Front Door

The entrance, and therefore the front door system is a major architectural feature in custom homes. Front doors must be tied into the overall architectural statement. Brochure of the front door to be used is to be provided

F. Gutters:

Gutters should be utilized and incorporated as part of the overall design concept. Careful consideration should be taken in sizing, selection of gutter profile and placement of downspouts.

- Box and ½ round gutters are strongly encouraged
- K style gutters and downspouts are strictly prohibited.

G. Foundations:

There shall be no significant visible vertical exposure of raw foundation walls. Guidance is 18” or less.

Support structures/posts (hillside construction) should not be visible from outside the site. Wall materials should continue down to finish grade.

H. Fireplaces:

Fireplaces shall be vented vertically via a chimney.

- A decorative cap shall be used on all chimneys
- Through the wall ventilation is prohibited.

III. SITE FEATURES

A. Site development:

Site development cannot increase the storm water drainage onto a neighbor's property.

B. Trash Enclosures:

Designs must include an outside enclosure which will contain all trash cans maintained by the homeowner. Such enclosure should be designed to complement the house design and ensure that trash cans cannot be seen by neighbors or from the street.

- Trash enclosures can be either internal to the structure (trash storage rooms with direct access to the outside) or external enclosed trash storage area
- Trash enclosures minimum size is 50 square feet
- Identifying trash storage area inside the garage is not permitted.

C. Driveways:

Given the size and nature of the homes and lots, motor courts and extensive driveway systems are commonplace. Form, aesthetic and function must all be equally considered in the design of the home.

- Concrete, pavers, asphalt and decomposed granite and gravel with binder are acceptable driveway surfaces for driveways.
- The use of loose gravel, decomposed granite, or other loose materials are required to have 20' of hard surface between the loose material and SYR road.
- Larger driveway and motor court systems (over 1,000 SF) require color, texture or material variations

D. Utilities

Utility hookup equipment for electricity and gas should be blocked from view from the street by landscaping or by some other appropriate form of concealment. Landscaping should be used to conceal the water backflow equipment installed at the street. Exterior wall mounted water heaters are prohibited.

In most instances, the Gas Company recommends the location for the installation of the gas utility meter. It is suggested that you work closely with your gas company representative to have the meter placed as far from the street as practical to minimize the risk of damage while enhancing the overall beauty of the neighborhood. Ideally, gas utility meters should be installed next to the residence, but not behind any fence that would limit accessibility to the meter readers.

Visible electric meters shall be painted to match the exterior. If the meter faces the street it must be covered with an aesthetically appropriate wood cover, which is permitted by PG&E, and blend into the exterior aesthetics of the house.

E. Satellite Dish:

Residents wishing to install satellite dishes or antennas on the outside of their residence must first obtain approval from the ARC. The location should be one that can be landscaped or shielded to limit the view of the antenna from neighbors and the street.

- The antenna or dish should be installed on the ground and hidden from view from neighbors and from the street.
- If a location on the ground is not available, then a location on the outside of the house can be established provided that it can be shielded from view from the road and neighboring properties.
- Antennas and dish size require approval by ARC.
- New construction projects must provide a ground location for future satellite dish complete with conduit into the house so that future connection can easily be completed if the homeowner desired to have one installed.

F. Privacy Walls:

Outer privacy walls built in front, on the side or adjacent to the residence should complement the material (e.g., stucco, stone, brick, etc.) and architectural theme of the residence.

- Privacy walls shall not be taller than 5 feet.
- Considerations for variations can be made due to topography of the site.
- Entry structures are exempt from this height requirement.

G. Fencing:

When fencing is desired on or near property lines, around vegetable gardens and orchards, and for situations requiring pet protection and control, dark brown or black wood post or painted iron post and non-climb wire can be installed.

- Wood posts to be a minimum 4" and maximum to 6" (square, round or rectangular posts allowed).
- The non-climb wire connecting the poles should be 2" by 8", unless more restrictive sizing is required by local code. Non-climb 2" by 8" wire with smaller spacing at the bottom is permitted.
- Fencing should not exceed 5' in height and should contain intermittent plants to hide or soften the fence's appearance.
- Ornamental fencing, such as wrought iron, will be allowed ONLY with the approval of the County Planning. If approved appropriate plantings along the fence line will be required.
- Black or dark brown coated chain link fencing will be allowed ONLY with the approval of the County Planning. It is not recommend as it is not consistent with the "ranch" aesthetic, but if approved by the County it will be allowed only in back yards where the visibility can be mitigated by trees, shrubs, or other plantings.
- Iron stakes and barb wire are prohibited on any part of the property.

IV. LANDSCAPING

The front and side yards must be installed prior to completion and final approval of the project by the County. SYR strongly encourages drought tolerant, native and indigenous landscape concepts.

All landscaping, including the modification of landscaping of existing homes, must be approved by ARC prior to installation. All landscaping will be installed and maintained in a professional and expeditious manner and conform to the SYR neighborhood standard.

A. Timing

- Landscaping of the front yard of a newly built home is required prior to the County issuing the Certification of Occupancy.
- After the occupancy permit has been issued, soft landscaping of the back yard and side yards within the building envelop will commence within two (2) months and be completed within four (4) month s.
- Major hard landscaping and construction of pools, guest quarters, putting greens, etc., may have its own start and completion scheduling with approval of the ARC.

B. Design Requirements

- In designing and installing landscaping at the residence, care should be given to ensure that oak trees are protected from excessive irrigation. Under no circumstances should turf or grass be installed under the umbrella or drip line of an oak tree. The County Tree plan for the Ranch requires that you not disturb the area under the tree's canopy plus half the diameter of the canopy. A copy of the County Tree plan for SYR is available on the SYR website.
- Irrigated turf areas shall be minimized in slope areas greater than thirty percent (30%). Under no circumstances are any irrigated turf areas to be located in an area that lies beneath the canopy of an oak tree plus one-half (1/2) of the diameter of the canopy.
- All landscaping and plant materials that are planted and/or installed by the Lot Owner shall be limited to predominately dark green, gray-green, and annual colors.
- Palm trees shall not be permitted.
- Native grass seed mix shall be distributed over any un-landscaped areas that are located on a Lot and have been disturbed by construction activities.
- Landscaping plans should include appropriate plantings next to the house to soften or conceal the lines of the house structure.
- Shade tree plantings along the southern exposure of the residence are encouraged to reduce summer cooling needs.
- Landscaping, or by some other appropriate form of concealment, shall be used to blocked from view from the street or neighboring properties:
 - utility hookup equipment gas
 - electric panel and meter
 - water backflow equipment installed at the street.
 - satellite dish

C. Plant Material

- All landscaping and plant materials should include drought tolerant native species
- Minimum size for shade, ornamental, or accent trees will be 15 gallon container size or larger with tree height of six (6) foot minimum. Edible fruit trees can be less than the 15 gallon minimum.
- Plant stock will be a minimum of three (3) gallon size or larger for shrubs used as foundation plant s around or against a residence. Smaller size plantings are allowed as filler only and not as the primary size planting standard.
- Plants used as ground cover or erosion control should consist of flats planted no further than six inches from the outside edge of plants to encourage proper overlap. Any

ground cover needs to be planted close enough to ensure coverage within a reasonable amount of time.

- Planting of grass should be minimized as much as possible for water conservation.

D. Installation and Maintenance

- All landscaping will be installed and maintained in a professional and expeditious manner and should conform to the SYR neighborhood standard.
- All plantings and trees will be on an automatic sprinkler or drip irrigation system for water conservation.
- Grassed areas shall have irrigation system that minimized water use.
- Landscaping should be maintained to minimize obstructing neighboring view corridors.
- All landscaping, including the modification of landscaping of existing homes, must be approved by ARC prior to installation.
- Native grasses must be maintained to less than 12”
- Oak tree drooping branches shall be maintained to 6’ above any native grasses as a fire protection mitigation measure.

V. ADDITIONAL EXTERIOR ITEMS

A. General Information

All add-on construction projects, fencing installation, landscaping projects, or any other exterior item added to a residence, must obtain approval from the ARC PRIOR to submitting plans to the County for approval. Each project must have an agreed to date for completion, and all effort must be made to complete the project within that stated time frame.

Any improvements installed in the back or side yards of a property within the building envelope should be concealed as best as possible from view from the street and from view of neighbors by the use of appropriate landscaping, or by the positioning or location of the installation. Exceptions may be approved by the ARC.

Structures added to the side or back yards of a property should be designed and installed so as to be in architectural concert with the primary dwelling. ARC must approve the location of any prefab structures or containers and their concealing, as reasonably as possible, from view by the neighbors and from the street.

B. Maintenance

All home sites must be maintained to the standard of repair and maintenance of the neighborhood. Any damage to a residence that is visible to neighbors, or from the street, must be repaired in a professional manner and in an expeditious manner.

C. Pools and Spas

Pool and/or Spa installations must follow SLO county regulations and be pre-approved by the ARC. Above ground pools are not allowed.

D. Solar Panels

Solar panels must follow SLO county regulations and be pre-approved by the ARC.

- Visual impact of ground mounted solar panel shall be mitigated with landscaping to soften the appearance
- Solar panels must be mounted as low as possible to the ground. The low side of the panel array should be about 1-foot above grade

VI. *VARIANCE REQUEST*

Per the CC&R's, owners may request the HOA provide a variance for a specific item. Any request for exemption shall be accompanied with rationale (site constraint, etc.) to justify the variation from the CC&R provisions or ARC Rules.

- Variations to the County Tree Plan is permitted only with the approval of the County Planning Department manager, the SYR HOA Board, and the SYR ARC.
- Variations from the CC&Rs is permitted only with the approval of both, the SYR HOA Board, and the SYR ARC.
- Variations or exceptions to the ARC Rules can be approved by the ARC, but may require HOA Board approval depending on the variation being requested.