

**General Rules & Regulations  
For  
Santa Ysabel Ranch**

1. The speed limit within Santa Ysabel Ranch is 25 miles per hour. All residents, guests, and work vehicles are required to adhere to the stated speed limit. Violation of the speed limit puts all residents and their families at risk for injury.
2. It is the responsibility of each resident of Santa Ysabel Ranch to establish reasonable control of their animals to ensure that they do not interfere with the quiet and peaceful enjoyment of the development by neighbors and their family members. Owners are allowed to have a reasonable number of domesticated animals (e.g., dogs, cats, birds, fish, etc.) and shall be responsible for the prompt disposal of animal waste deposited by animals under their control on any portion of the Ranch. All dogs will be required to be on a leash when outside a confined area of the owner's property. Under no circumstances shall any resident be allowed to maintain farm animals (e.g., horses, cows, pigs, chickens, etc.) or wild animals (e.g., ferrets, snakes, bobcats, etc.) within the development.
3. The tennis courts will be open and available for use during the hours of 8:00 am to 11:00 pm on Monday through Friday and from 9:00 am to Midnight on Saturday and Sunday. Residents are asked to leave the tennis courts in a clean condition, turn off the lights, and close all doors upon exiting.
4. Signs
  - a. No signs will be allowed on any property with the exception of one "For Sale" or one "For Lease" sign, and must follow the guidelines as follows:
  - b. Sign must be constructed of dibold (insulated clad aluminum) material and mounted on a square, black post.
  - c. Sign must be no larger than 2' x 3' in size and no more than 12" from the bottom of the sign to the top of the ground.
  - d. Sign must contain the SYR crest at the top of the sign.
  - e. Sign may only contain the name of one realty company, the name of an authorized real estate agent, and one telephone number.
  - f. Sign must be placed in center of lot no closer than 10' from the curb.

- g. Sign must adhere to colors shown in installation diagram.
  - h. Signs are to be removed immediately upon close of escrow, listing expiration, or rent-up.
  - i. Damaged signs or worn out signs must be replaced on a timely basis.
  - j. SYR HOA reserves the right to remove signs that do not meet any criteria above.
5. No swimming is permitted in the lake.
6. All trash and green matter containers must be removed from the roadside no later than 36 hours after trash pick-up.

SYR Disciplinary Procedures will apply to the General rules as well as Architectural Review Committee Rules and Regulations.

## Santa Ysabel Ranch Disciplinary Procedures

The objective of the provisions of the Governing Documents is to promote and seek voluntary compliance by the Owners and their family members, contract buyers, agents, employees, representatives, tenants, invitees, licensees, customers, clients, or patients with the standards and property use restrictions contained therein. The procedures listed below are necessary to promote compliance by all parties.

In the event that the Association becomes aware of an architectural or property use infraction, the Owner shall receive written notice and shall be given reasonable opportunity to comply voluntarily. The written notice would be considered a 1<sup>st</sup> offense, or, "warning" as listed below.

In the event that the Owner fails to correct the violation (s) contained in the written notice within the time frames provided for, or in the event that additional violations occur following corrective action for the original violation (s), the following procedures will be implemented:

### Notice and Hearing

The board shall give written notice to the Owner at least 15 days prior to the meeting at which the Board will consider imposing disciplinary action. The notice will describe the facts related to the violation (s) which the Board believes justify disciplinary action, and the time and place of the meeting. The owner may respond to the notice in writing or orally.

The hearing shall be presided over by the President, and other Board Members.

The homeowner accused of the violation will have the opportunity to state their position related to the violations, cross examine witnesses providing testimony against the homeowner, and call their own witnesses whom they believe have relevant facts to be considered by the board prior to a final determination.

The committee conducting the hearing shall conduct the hearing in good faith and in a fair and reasonable manner. The committee shall have the exclusive power and authority to decide on the proposed disciplinary action.

The committee shall notify the Owner in writing of its decision within 5 working days of the hearing. The effective date of any disciplinary action imposed by the Committee shall not be less than 15 days after the date of the said decision.

Penalties for Rules Violations except CCR 4.15 c

1. Fines are as follows:

1 <sup>st</sup> offense	- warning	
2 <sup>nd</sup> offense	- \$50.00	
3 <sup>rd</sup> offense	- \$100.00	
4 <sup>th</sup> and subsequent offenses until corrected -		\$250.00

2. Fines assessed will be due and payable with the next monthly dues.

Penalties for Rule Violation CCR 4.15

1. Fines are as follows:

1 <sup>st</sup> offense	- warning	
2 <sup>nd</sup> and subsequent offenses until corrected		\$500.00

**Rules & Regulations  
For  
Santa Ysabel Ranch  
Architectural Review  
Adopted by Action of the Board of Directors  
on November 10, 2012**

**General Provisions**

Construction of, or modification to, any improvement to a lot or its landscaping within the Santa Ysabel Ranch Development must be approved by the Architectural Committee prior to the initiation of construction.

Article XIII of the Santa Ysabel Ranch Declaration of Covenants, Conditions, and Restrictions (CC&R's), delineates the Minimum Construction Standards applied to all construction within Santa Ysabel Ranch. In addition, Article XIV of the CC&R's, discusses the Architectural Control that is applied to construction projects and the authority, responsibility, and makeup of the Architectural Review Committee (ARC).

The ARC is responsible for developing guidelines for the architectural design, placement of any work or improvement, color schemes, exterior finishes and materials, etc. Following are Rules and Regulations that have been adopted by the Board of Directors of the Santa Ysabel Ranch Homeowners Association and are in addition to any provisions of the CC&R's.

**Design and Construction of Improvements**

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. Under no circumstances will prefabricated, modular, factory built, or mobile homes or structures be allowed.

Single story home designs should be a minimum of 3,000 square feet of living space. Two or more story homes should have a minimum of 3,500 square feet of living space. Square footage contained in covered patios, garages, detached quarters, etc., shall not be included in the minimum square footage requirements.

Detached structures, to be used as guest quarters, do not have a SYR minimum size requirement, but are required to be constructed within the building envelope for that particular lot and receive the necessary approvals from the SLO County Planning & Building Department.

All home designs must incorporate, at a minimum, a three car oversized garage unless positioning of the lot prohibits this, at which time an exception can be made.

Garage door openings must NOT face the street unless positioning of the lot prohibits

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this, at which time an exception can be made.

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

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.

All driveways must use concrete, pavers, or other approved materials. Loose gravel, d.g., or other loose materials are restricted from use.

All subsequent exterior improvements to any property must have plans and appropriate color board submitted to the ARC PRIOR to submitting plans to the County for approval.

Color boards must provide 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. Color requirements contained in the CC&Rs must be observed.

Portable restrooms must be provided on the job site prior to any commencement of work.

Detached structures will be required to follow the general design and architectural amenities as the primary residence.

### **During Construction**

It is the intent that the construction of residences be conducted in a professional & expeditious manner. In that regard, home construction should be completed, along with front landscaping, within twenty four (24) months from the date of first movement of soil for homes under 5,000 sq. ft., and within thirty (30) months for homes in excess of 5,000 sq. ft. Exceptions for a maximum of six (6) months can be extended under certain circumstances, but must be approved by the ARC in writing.

Building activity should be performed in a manner to minimize noise and other negative impact on neighbors. Construction activity can only be conducted during the hours of 7:00 am through 5:00 pm, Monday through Friday and 9:00 am through 4:00 pm Saturday. No building activity may be conducted on Sunday or any legal holiday.

Construction sites must be kept as clean as practical during the building process. Building material delivered to the site must be kept in an organized manner and the

construction site shall be cleaned and organized at the end of each day.

No storage boxes, containers or trailers, of any kind, may be placed on the property for more than a one week period of time without arc approval, which approval shall be based upon the practicality of the situation, availability of offsite storage, unanticipated delays, sightfulness, and other exigent circumstances that may exist.

A sufficiently large trash receptacle shall be maintained at the site during construction with debris deposited daily. Any dirt, rocks, nails, staples, or other debris left outside the construction site on the roads shall be cleaned up daily.

Within one (1) month of the completion of the construction of a residence, all builder or subcontractor signs must be removed from the building site.

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. Meters placed in view from streets or neighbors must be shielded from view using approved masonry and landscaping components.

### **Landscaping**

All landscaping, including the modification of landscaping of existing homes, must be approved by ARC prior to installation.

Landscaping of the front yard of a newly built home is required at completion of construction of the residence.

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) months. 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.

All landscaping will be installed and maintained in a professional and expeditious manner and should conform to the SYR neighborhood standard.

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.

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.

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.

All plantings and trees will be on an automatic sprinkler or drip irrigation system for water conservation. Planting of grass with appropriate sprinkler systems should be minimized as much as possible for water conservation.

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.

Plant stock will be a minimum of three (3) gallon size or larger for shrubs used as foundation plants around or against a residence. Smaller size plantings are allowed as filler only and not as the primary size planting standard.

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.

### **Exterior**

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 the start of such projects. 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.

Exterior house colors are to be within the CC&R's and SLO County guidelines both initially and if changed at a later date. Garage door colors should complement the house, trim or house accent colors. All must be pre-approved by the ARC in writing.

Residents wishing to install satellite dishes or antennas on the outside of their resident must first obtain approval from the ARC. If possible, 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. The location on the house should be one that provides proper satellite reception and limits the view of the antenna from neighbors and the street.

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. Any prefab structures or containers should be concealed, as reasonably as possible, from view by the neighbors and from the street.

Outer privacy walls built in front, on the side or adjacent to the residence should compliment the material (e.g., stucco, stone, brick, etc.) and architectural theme of the residence. Ornamental fencing, such as wrought iron, will be allowed with appropriate plantings along the fence line. Privacy walls installed in the front of a residence shall not be taller than 5 feet.

When fencing is desired around vegetable gardens and orchards, and for situations requiring pet protection and control, dark brown or black peeler post or painted iron post and non-climb wire can be installed. Wood posts should be approximately 4" in diameter. The non-climb wire connecting the poles should be 2" by 8", unless more restrictive sizing is required by local code. Fencing should not exceed 5' in height and should contain intermittent plants to hide or soften the fence's appearance.

Black or dark brown coated chain link fencing 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.

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.

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

### **Signage**

Upon completion of construction, no signs will be allowed on any property with the exception of one "For Sale" or one "For Lease" sign, and must follow the guidelines as follows:

- A. Sign must be constructed of dibold (insulated clad aluminum) material and mounted on a square, black post.
- B. Sign must be no larger than 2' x 3' in size and no more than 12" from the bottom of the sign to the top of the ground.
- C. Sign must contain the SYR crest at the top of the sign.
- D. Sign may only contain the name of one realty company, the name of an authorized real estate agent, and one telephone number.



- E. Sign must be placed in center of lot no closer than 10' from the curb.
- F. Sign must adhere to colors shown in installation diagram.
- G. Signs are to be removed immediately upon close of escrow, listing expiration, or rent-up.
- H. Damaged signs or worn out signs must be replaced on a timely basis.
- I. SYR HOA reserves the right to remove signs that do not meet any criteria above.
- J. During construction, professionally prepared signs of the builder and subcontractors may be displayed in an organized manner in a central area on the building site. A maximum of two (2) such signs not to exceed 2'x3' in size will be allowed.
- K. Any artist renderings of a proposed dwelling must be of a size that could be placed on a standard "For Sale" sign.

**Timing for Completion of Projects**

When plans for the building, modification, landscaping, or repair of a residence have been approved by the ARC, it is incumbent upon the owner to start and complete the approved project in a timely manner. If the approved project has not been started within six (6) months of the approval date, then the project approval will be deemed to have lapsed. The owner must resubmit the plans to the ARC for approval. Any new ARC rules and regulations adopted since the first approval will be imposed on the project prior to the new approval.