

# **JONATA SPRINGS RANCH ARCHITECTURAL REVIEW COMMITTEE ARC GUIDELINES**

The following guidelines are issued by the ARC pursuant to the authority granted to it by the CC&R's, the By-laws, and the Board of Directors. Their purpose is to provide guidance and "reasonable rules and regulations interpreting and implementing" ARC – related provisions of the CC&R's and to establish "reasonable architectural standards" consistent with the CC&R provisions. They also incorporate selected items that were addressed and/or adopted at past general membership meetings. Please note, however, that the following "guidelines" are not intended to be an exhaustive summation of the CC&R provisions, nor a complete recap of all matters taken up at past membership meetings that may affect the CC&R provisions. They should be viewed as a summary of the basic ARC requirements and procedures. The specific provisions of the CC&R's, as supplemented or changed by actions taken at the general membership meetings, will continue to govern the overall requirements in this area and should be consulted concerning particular circumstances or questions.

The basic thrust of the CC&R's requires that any new construction, remodeling, grading, etc., or the placement of any structure, on a lot within the development must obtain ARC approval prior to such actions. Plans or specifications must be submitted in all cases.

## **NEW CONSTRUCTION**

New construction includes primary residences, guest houses, servant's quarters, barns, outbuildings, stables, corrals, fencing, etc., or any comparable structures. The architectural and external design of such structures should reflect a reasonable conformity and harmony with the general character of properties within the ranch. Such proposed construction should include a full set of plans in the case of major construction (house, barn, etc.) and, at least, a sketch giving a full description of the proposed construction in all other cases. Exterior paint and color schemes should also be included.

## REMODELING

Remodeling includes any material alteration or addition to the exterior of the above noted structures. Such remodeling (including exterior painting and color schemes) requires the submission of appropriate plans and color chips. In this case the extent of the plans would depend on the extent of the remodeling.

## GRADING

Any significant grading requires the submission of appropriate plans for the ARC approval. Such grading includes that associated with major construction (house, barn, etc) Also plans for road grading shall be required for primary driveways leading from the main road to the main house but not for interior “ranch roads” within individual lots.

## FENCING

Fencing plans must be submitted to ensure that fencing requirements are properly observed. They will also be reviewed in conjunction with the Bridle Trail Committee to assure that no conflict occurs concerning the layout and use of the bridle trails. Fencing requirements adopted by the general membership specify that road front fencing must be 3-rail and dark brown in color; interior fencing may be single rail with wire mesh. Fencing type and design should be reasonably consistent with that of existing wooden fencing within the ranch. Fencing also includes gates, pillars, etc.

## TRAILERS (This includes horse, car, and boat trailers)

Trailers and recreational vehicles (motor homes, etc) which are intended to be occupied may not be placed upon a property without prior ARC approval. Plans must be submitted describing all particulars, including proposed use, duration, and location, electric, septic and wastewater hookups, etc., and screening considerations. It is also noted that Santa Barbara County imposes additional restrictions and requirements concerning trailer use. Any such county requirements would remain the responsibility of the property owner. The placement of storage of an unoccupied trailer or RV is permissible and does not require submission to the ARC, provided that its placement and location are not unreasonably visible from the roads, adjoining properties or other portions of the ranch. They should be suitably positioned and screened (shrubs, trees, lattice, etc.) to minimize any adverse effect (see ‘Other Structures’ below).

## RADIO/TV ANTENNAS/ DISHES

The proposed use of towers/masts to mount radio/TV antennas must be submitted to the ARC when such tower/mast installation will be physically separate from the residence, guest house, etc. Common eave, roof, or chimney-mounted antenna or dish installations do not require ARC submittal unless the height extends more than fifteen (15) feet above the roof line, the size or number of antennas or dishes or its elements is unusually large, or the installation includes multiple towers/masts.

## OTHER STRUCTURES

Other miscellaneous structures, such as satellite dishes, water pressure pumps, propane tanks, etc., will not require prior submittal to and approval from the ARC at this time. However, it must be recognized that such “structures”, like the trailers and RV units discussed above, can be equally distasteful and aesthetically displeasing as other larger structures if not properly positioned or screened. As has been evident in the past, the location, size, color and pronounced visibility of some structures of this type resulted in a less than desirable effect upon ranch aesthetics and adjoining properties. This is of particular concern where structures are located in close proximity to roads or adjacent property lines or upon highly visible ridge lines or traffic areas. Such structures should be properly screened (trees, shrubs, lattice, etc.) or enclosed to minimize any adverse effect. To the extent possible, such structures should be placed in less visible or obvious locations and suitably screened or enclosed where necessary. It shall be each property owner’s responsibility to comply with the intent and spirit of the requirement, especially in those areas of high visibility where such structures detract from the overall character and appearance of the ranch. Should any property owner fail to observe these standards, action will be taken to correct such circumstances on a case by case basis. Hopefully, the cooperation of all property owners in this regard will avoid the need for more restrictive procedures.

## SETBACKS

The basic setback requirements that must be observed for all construction and related structures are as follows:

- All structures, with the exception of perimeter fencing, shall not be closer than 75’ to “front” property lines and 50’ to all other property lines. “Front” is defined as that portion of a parcel fronting on a road or street.

- All barns, stables, corrals, etc., shall not be closer than 150' to structures used as living quarters. Nor shall such structures be located on the "front" portion of the parcel between the living quarters and the "fronting" road or street.
- "Front" fencing shall be a minimum of 12' from the "fronting" road or street. Other perimeter fencing shall be consistent with property boundaries, except in the case of adjoining bridle trails, where 8' setbacks are required. Care should be taken to avoid the 12' (front) and 8' (perimeter) bridle trail areas when planning any landscaping, grading, or other similar activity.

### VARIANCES

While it is preferable that the above matters be uniformly and consistently applied, it is recognized that circumstances may exist where rigid and inflexible application is not always possible. Circumstances such as topography, location of property lines and trees, configuration of lots or other matters may give rise to the need for reasonable variances on a case by case basis. However, uniformity and consistency of application will be maintained to the greatest extent possible, giving due consideration to the prevailing circumstances and any precedent that may exist.

### QUALITY/ WORKMANSHIP

Part and parcel of the responsibility entrusted to the ARC is the corresponding need to ensure that reasonable standards of quality and workmanship are maintained. The improvement of any of the lots should reflect a level of quality and workmanship that is reasonably consistent with that found throughout the ranch. That is, it is not enough to say that a particular structure was installed in the location and configuration specified in the plans if its poor quality and workmanship are clearly apparent in the final installation.

### MAINTENANCE OF LOTS

The CC&R's provide that it is the responsibility of each property owner to maintain his/her property in a "clean, sanitary, workable and attractive condition". Unsightly conditions, including the placement or accumulation of trash, junk, debris, vehicles, toys, storage facilities or items, etc., are not permitted and, if found to exist, must be removed or corrected as necessary. The failure to meet this responsibility will warrant appropriate action by the ARC or the Board of Directors.

## AESTHETICS/MISCELLANEOUS

We've attempted to address the various types of activities and structures that are commonly found on the ranch properties. However, it is clearly impossible to describe all forms and varieties of land use and the many new developments and applications that may affect one's use of his/her property. It all boils down to aesthetics and the standards of conformity and harmony that we, as members of a homeowners association, want to bring to our community. We are primarily concerned with "common-sense" standards of appearance and physical dimensions. If you anticipate doing, building or placing something on your property which can be readily seen from off the property and it is not clearly addressed by these guidelines, please advise the ARC for further clarification.

Those activities and structures whose nature, size and location are particularly subject to increased visibility and concern by other property owners are given increased scrutiny, and rightfully so, to better protect the property interests and value of all. On the one hand, we don't want to unnecessarily intrude upon one's sense of individuality and the use of his/her property. However, we recognize that the CC&R's and other determinations of the general membership have established certain standards by which it has chosen to be governed in this area and which, therefore, must be observed by all. We hope that, in the spirit of cooperation and good will, everyone will be able to understand and recognize the need for this process, even if there may not be total agreement on its various provisions.

Plans or specifications for required submittals and any questions, comments or suggestions may be directed to any of the ARC members noted below. Should there be any disagreement with the provisions or procedures described above, you may communicate your sentiments to the ARC, the Board of Directors or the general membership for further resolution. In any event, we would appreciate your cooperation in complying with these provisions and allowing the ARC to perform its function as smoothly as possible for the betterment of all.

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ARC 2009 Committee Members

**Kathy Mann & Katie Candy**