

SANTA MARGARITA ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APPLICATION FOR DEVELOPMENT OF PROPERTY
(951) 296-9030 * (951) 200-3894 fax

DATE: _____

APPLICANT: _____ PHONE: _____

PROPERTY ADDRESS: _____

MAILING ADDRESS: _____

APN #: _____

LOT #: _____

STREET ADDRESS OF PROPERTY: _____

PROPOSED DEVELOPMENT (description of what you intend to do):

WORK SCHEDULE:

APPROXIMATE STARTING DATE: _____

APPROXIMATE COMPLETION DATE: _____

CONTRACTOR: _____

PHONE: _____

REFUNDABLE COMPLETION FEE COLLECTED: \$ _____ DATE: _____

NON-REFUNDABLE FEE COLLECTED: \$ _____ DATE: _____

TO THE ARCHITECTURAL CONTROL COMMITTEE:

You are hereby advised that the work described above is proposed and approval is requested. Attached are the drawings of all work proposed of the size and detail as presented to the County of Riverside for approval, as well as all other pertinent information on the check list attached.

We acknowledge that any damage to our property or other property is to be paid for by the property owner.

We agree to hold the Association and members harmless from any liability, damage, and/or loss resulting from the construction or performance of the proposed modification, whether or not constructed pursuant to approved plans, drawings, and/or specifications.

SIGNATURE(S) OF OWNER(S): _____

SANTA MARGARITA ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APPROVAL FORM
(951) 296-9030 * (951) 200-3894 fax

Applicant: _____ APN# _____

Property
Address: _____

<<<<<<<< ACC Member Action >>>>>>>>

Date: _____

Member: _____ Approve: _____ Disapprove: _____

Comments: _____

Action Requested: _____

<<<<<<<< ACC Member Action >>>>>>>>

Date: _____

Member: _____ Approve: _____ Disapprove: _____

Comments: _____

Action Requested: _____

<<<<<<<< ACC Member Action >>>>>>>>

Date: _____

Member: _____ Approve: _____ Disapprove: _____

Comments: _____

Action Requested: _____

**SANTA MARGARITA ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE REQUIREMENTS**

In accordance with our CC&Rs approval must be obtained from the Architectural Control Committee prior to any improvements such as grading, driveways, landscaping, or any structures. **FOR ANY IMPROVEMENTS THAT REQUIRE COUNTY APPROVAL SUCH AS HOUSES, GUEST HOUSES, GARAGES, GRADING, ETC., THE FOLLOWING ARE REQUIRED:**

(Please initial the check list below to assure that you have submitted a complete application. Only complete applications are considered by the ACC.)

___ Two sets of plans of the size and kind required by the County of Riverside in accordance with the requirements of the Covenants, Conditions, and Restrictions of the Santa Margarita Association must be submitted for any grading, landscaping, and any structures including driveways.

___ House plans shall be of the kind and size submitted to the County of Riverside for approval. They should contain front, rear, side elevations, and the size, shape, square footage and other dimensions. The types of building materials should be indicated along with samples if possible.

___ A plot plan showing contours, elevations, drainage, and location of all structures.

___ All locations of structures shall be indicated on the plans along with set-backs from streets and property lines.

___ A detailed landscaping plan indicating location, kind of plants, size, and mature height.

___ A \$200.00 non-refundable fee for management costs.

___ A \$500.00 completion fee to be refunded after grading, landscaping, and construction plans have been completed in accordance with those submitted.

****Grading plans by a licensed engineer may be submitted alone and approved with the understanding that no structure is approved and there is no permission to build anything on the property. Additional approvals for structures must be submitted with a new application and fees.**

****After the initial development (grading, house, landscaping), any new improvements will require approval of the ACC. Structures must be in accordance with the CC&Rs and will require a completion fee of \$100.00 (refundable when complete in accordance with plans), and a non-refundable fee of \$50.00 for management costs.**

*****Ralston Management may send out letters to surrounding property owners for their information and input.**

FOR APPROVAL FOR FENCING, GATES, DRIVEWAYS PLEASE SUBMIT:

___ Two plot plans with the improvements drawn on the plans indicating a 15 foot setback from the edge of the road pavement for fencing and a 25 foot setback from the edge of the road for any gates or entrances.

___ Two plot plans showing location of driveways and indicating the kind of construction.

___ A completion fee of \$100.00 which will be refunded if improvements are in accordance with plans.

___ A \$50.00 non-refundable fee for administrative costs.

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ARTICLE VIII
ARCHITECTURAL CONTROL COMMITTEE

8.01 Composition of the Committee. There shall be established an Architectural Control Committee (ACC). There shall be a minimum of three (3) members and a maximum of five (5), and the business address of the Committee shall be that of the secretary of the Santa Margarita Association. The membership of the Committee shall be composed of appointees by the Board of Directors. The Board may by a majority vote of the entire Board, remove an ACC member. The majority of the Committee may designate a representative of the committee to act for it. In the event of death, removal, or resignation of any member of the Committee, the Board of Directors of the Association shall appoint a successor for the remaining term. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

8.02 Committee Approval. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove plans and specifications within thirty (30) days after such plans and specifications have been submitted to it, approval will not be required and such plans and specifications shall be deemed approved as submitted.

8.03 Committee Procedures.

(a) No structure or other improvements, including fencing, roofing, exterior design and landscaping thereof, shall be erected, altered, remodeled, placed or maintained on any parcel or any portion thereof unless two (2) sets of plans and specifications therefor shall have been submitted to and approved in writing by the ACC. This applies to both the preliminary and the final construction plans.

★ (b) The plans shall include a plot plan showing the location of each structure on the building sites, floor plan, roof plan, exterior elevations, and salient exterior details and color scheme, including type and location of drives, walks, fences, swimming pools, patios and the like. The site plan shall be in sufficient detail to show a proposed method of treatment of possible drainage problems and that adequate drainage facilities for storm and surface water have been provided for each parcel. Exterior elevations shall indicate the materials to be used and designate the exterior colors to be used by means of actual color samples.

(c) Both the preliminary and final construction plans and specifications shall be a copy of those submitted to the County of Riverside for approval, and shall be approved by the Committee as to the quality of workmanship and materials, harmony of exterior design with existing structures, location, enhancement or detracting from the value of surrounding parcels and general aesthetic appearance.

(d) Landscaping plans shall also be submitted for approval by the Committee prior to commencement of any construction, such plans shall be the same as the site plan and shall show both the size and type of materials to be used.

(e) Final building plans, accompanied by a letter requesting approval by the Committee, together with a fee of \$50.00 shall be submitted to the ACC. Approval by the ACC shall be in writing.

8.04 Liability of Committee. Neither Declarant, the members of the Committee or its representative, their successors or assigns, shall be liable in damage to anyone submitting plans to them for approval, or to any owner or lessee of any parcel affected by this Declaration, by reason or mistake in judgement, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted. Every person who submits plans to the Committee for approval agrees, by submission of such plans, and every owner or lessee of any parcel within the Property agrees, by acquiring title thereto or interest therein, that he will not bring any action or suit against Declarant, the members of the Committee, or its representative, to recover any such damages.

**SANTA MARGARITA ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE**

ARCHITECTURAL GUIDELINES

With a view towards protecting and maintaining the integrity and appearance of this community, the following architectural guidelines have been established to indicate the philosophy of the Architectural Control Committee and to convey the requirements which must be met before development activities can commence on individual homesites.

Architectural Control Committee:

The Architectural Control Committee does not seek to restrict individual creativeness or preferences, but rather to maintain the custom home flavor of the community and the natural amenities for its residents. Extensive individual consideration will be given to the aesthetic and physical relationships of building to site and building to building. As the community grows, these prime relationships will become increasingly important aspects requiring resolution through the design process.

The Architectural Control Committee is composed of 3 voting members who are also members of the Santa Margarita Association. Additionally, a professional architect, who is a non-voting member, may serve on the committee.

The Architectural Control Committee will use the Architectural Guidelines for the purpose of reviewing proposed projects but may individually consider the merits of any project due to special conditions that are felt to provide benefits to the adjacent area, the specific style, or to the community as a whole.

Prior to the commencement of any construction activity of any type on any residential lot, an APPLICATION FOR APPROVAL of such work must be submitted by the property owner to the Architectural Control Committee. Included with the application shall be such documents and other information as might be requested by the Committee. Approval by the Architectural Control Committee must be received prior to the start of grading or construction.

Siting:

The Architectural Control Committee shall consider each homesite independently, but shall give extensive consideration to each individual development plan's impact upon adjacent homesites and view corridors. Care must be taken to site each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures and homesites, solar exposure, and natural amenities of the area.

Foundation:

All structures shall be on a permanent foundation, i.e., concrete slab, with structural detailed plans submitted. No skirting shall be permitted.

**Santa Margarita Association
Architectural Guidelines - page 2**

Design consideration must be given to the following:

1. Physical terrain of the site;
2. Sun orientation and exposure;
3. Wind orientation and exposure;
4. Rain;
5. Views from project site;
6. Views to the project site from adjacent lots;
7. Natural amenities
 - rock outcroppings;
 - existing landscaping;
 - existing water and drainage channels;
8. Proximity of adjacent structures;
9. Driveway access;
10. Height of structures;

Building Setbacks:

- (a) Front/Road Setback: 75 feet from the front road easement line of the property.
Side yard Setback: 50 feet from the side property line.
Rear yard Setback: 50 feet from the rear property line.

In the event zoning of the property allows different setbacks, the setbacks required shall be those which are the more restrictive.

If the Architectural Control Committee shall determine that extenuating circumstances exist with respect to any parcel that would cause conformance to the setback minimums to result in unique hardship on the owner of the parcel, the Architectural Control Committee may approve such setback as may be reasonable.

Fencing Setbacks:

Our CC&Rs require setbacks that take into account the road easements and that includes fencing. For safety reasons and to avoid any liability, vehicles should be able to park on the shoulder of the road out of the roadway. In times of emergency due to fire or other causes, it is imperative that cars be able to get around stalled vehicles in the roadway.

Therefore, fencing must not be closer than 15 feet from the edge of the roadway and gates must be at least 25 feet from the edge of the roadway so that vehicles do not park on other people's property and don't protrude into the street when parked. It is recognized that there are those very rare occasions that might require a variance due to the topography or a real hardship on the land. However, this rare and in almost all cases, the setback can be achieved even if it requires a little ingenuity.

**Santa Margarita Association
Architectural Guidelines - page 3**

Roof:

1. Roof color, textures and forms are extremely important, especially when visible from surrounding lots and streets. The shapes and slopes can be critical in determining the compatibility of the design within the established character of the project.

The following are approved roofing materials of "custom home" character:

1. Slate;
2. Copper;
3. Terra cotta (clay);
4. Mission or concrete tile;
5. Any manufactured fireproof material which in the opinion of the Architectural Control Committee has the appearance of one of the approved materials.

Composition/asphalt shingles are not an approved alternative.

Exterior Materials and Colors:

The Architectural Control Committee is not interested in dictating design forms as long as the style and character is maintained. Nevertheless, the committee shall be extremely concerned with and critical towards the colors and materials specified to cover the architectural forms.

The following approved materials are typical of the custom home style:

Exterior Building Walls:

1. Stucco and plaster;
2. Wood siding and stucco combined;
3. Brick (clay);
4. Stone in combination with above materials;
5. Adobe clay.

Color:

Colors on exterior surfaces and materials shall be in the earthen tone range and complimentary as listed:

1. Values between black & white;
2. Beige & brown (dark);
3. Wood paneled surfaces can be painted, but if left near natural, they should be protected from weathering with semitransparent or clear stains and sealers;
4. Pastels;
5. Sky tones.

**Santa Margarita Association
Architectural Guidelines - page 4**

Solar Collectors:

Due to the great number of sun-filled days available in this region, it is advisable to consider solar energy storage and transmitting devices.

Solar collectors must be aesthetically integrated into the design forms when exposed to view, and they must be hidden from view whenever possible.

When collectors are free-standing from building structures and visible from outside the lot, they must be integrated into natural earth-forms, man-made landscape forms, or any other fashion which sensitively screens the collectors from view corridors. All collectors must be non-reflective in nature.

The Architectural Control Committee will discourage or reject any collectors of any size, shape, or color that are insensitively designed or located. All solar equipment must be screened from adjacent views in some fashion acceptable to the Architectural Control Committee.