

## **Los Caminitos Homeowners Association**

### **Architectural Control Rules**

All Association members are expected to be familiar with the Los Caminitos Restrictive Covenants.

In addition to the Restrictive Covenants, the following guidelines have been adopted by the Los Caminitos Association's Board of Directors and approved by the Membership at the Annual General Meeting, 1992, to assist property owners in obtaining architectural approval for construction and to ensure that Los Caminitos will retain its high standards of excellence in the future. Owners are encouraged to approach the Architectural Control Committee at a very early stage in the planning process, to ensure that general approval for basic matters such as siting, size and overall layout will be attainable before detailed design is begun.

#### **1. Siting**

In order to minimize impacts on arroyos, neighboring properties and roads from erosion, the Restrictive Covenants require the Architectural Control Committee to examine proposed building sites for their impact on drainage patterns and for the amount of cutting and filling of earth that will be required. The Committee's experience is that these impacts require special attention when a proposed building site is located on ridges with an average slope on each side of greater than about 20%, or, away from ridges, on slopes with an average gradient of more than 25%. Consequently, the Committee will closely examine proposed building sites on such locations to determine that they do not unreasonably interfere with drainage patterns or result in excessive cutting and filling, and will normally, in such cases, require from the owner a well-engineered drainage plan, designed to reduce erosion to acceptable levels.

#### **2. Site excavation**

Excavation of drives, house sites etc., must not be undertaken without prior approval by the Committee, and should normally be part of a full house construction proposal, to be carried out as an integral part of the total construction period.

#### **3. Size**

The siting of a large house tends to interfere unreasonably with drainage patterns and may result in excessive cutting and filling, which are grounds for withholding approval under the Los Caminitos Restrictive Covenants. Accordingly, prospective home-builders are advised that the Architectural Control Committee will not be inclined to consider favorably plans for a principal residence exceeding 5000 square feet (interior heated space). However, in considering house size the Committee will take into account the lot area and shape, and its type of terrain.

Other structures shall not exceed in size the maximum permitted for guest houses under the Restrictive Covenants, i.e. 2000 square feet.

#### **4. Culverts**

No homeowner shall divert the natural drainage in constructing access to his property to adversely affect the condition of the roads in the subdivision. Culverts should be installed at the homeowner's expense to avoid this condition. At the junction of the driveway with a road that entails the crossing of a significant bar-ditch the owner shall install a culvert of at least 24 inches diameter.

## **5. Satellite Dishes, Antennae and Monumental Sculpture etc.**

All should be shielded from any surrounding neighbor's view. Care should be exercised to ensure that placement is visibly inoffensive. Dishes, large outdoor monumental sculptures, tepees and similar structures, and TV or radio antennae which would be readily visible to other lot owners should be included on building plans, or, if to be added later, separately submitted to the Architectural Control Committee. For tepees, size (especially height), location and color are factors that will be taken into account before approval is granted. In accordance with the covenants on mobile homes etc., the use of tepees for residence purposes is not allowed.

## **6. Dumping of Cement and Construction Refuse**

Prospective home builders are advised that the dumping of concrete and other refuse on public roads, culverts and arroyos within the boundaries of the Los Caminitos subdivision is prohibited. During and after construction it shall be the contractor's responsibility to leave surrounding areas clean and free from debris. Violation will result in cleanup at the lot owner's expense.

## **7. Landscape and Exterior Lighting**

In keeping with the rural nature of the area, the driveway, walkway and exterior house illumination should be a subdued nature. Architectural approval shall be required for all exterior lighting, whether installed at the time of construction or subsequently added.

## **8. House, Trim and Roof Colors**

Prior to application or installation, colors must be submitted for approval to the Architectural Control Committee. If ridge or significantly sloping roofs are of metal or plastic construction they should be of darker, matte colors, to be approved by the Committee.

## **9. Extensive Landscaping**

If any extensive landscaping or planting is contemplated, plans showing extent and type of irrigation should be submitted. Such plans shall also describe and reflect what revegetation will be performed to mitigate areas damaged during construction.

## **10. Construction Application – Minimum Submittal**

Before the Architectural Control Committee will consider an application for building, the following shall be submitted to the committee for approval:

- a. Site plan showing entire lot, orientation, driveway, utility trenches or excavation, fences, well, septic tank, patio walls and patios, decks, gardens, and location of all structures.
- b. Detailed site plan (which may be combined with floor plan) clearly indicating both natural and finish grades for at least 50 feet surrounding each structure. Contours shall be shown at intervals not greater than 2 feet. All driveways, paths, garden walls and other altered exterior areas must be shown. Minimum scale: 1" = 10 feet. The plans shall also reflect the location for the storage of construction equipment, construction materials and trash, and the location for the concrete truck wash-down.
- c. Floor plans of all levels with finish floor elevations relative to natural grade indicated. All rooms/spaces shall be clearly identified as to use; materials of construction shall be indicated and doors, windows, steps, plumbing fixtures and the like shall be accurately shown. Minimum scale: 1/8" = 1 foot; 1/4" = 1 foot preferred.
- d. Four exterior elevations of all structures indicating finish materials. Both natural and finish grades at the perimeter of the structures must be clearly shown. The scale used shall be the same as the floor plan.

- e. Two complete building cross-sections perpendicular to each other, with finish floor elevations relative to natural grade indicated, explaining the relationships of interior volumes (and therefore exterior massing) as clearly as possible. The scale used shall be the same as the floor plan.

## **11. Height Computation**

For the purpose of compliance with Los Caminitos Restrictive Covenants, especially 4(B) thereof, the *average* natural grade shall be calculated by each of the following methods:

- a. A simple average of the highest and lowest natural grades where any wall of a structure meets the ground.
- b. To offer consideration to unusual terrain, the "perimeter" method shall also be used. The high and low points of natural grade shall be established for each of the four facades and the simple average determined for each. The average for each facade shall be multiplied by the facade's length (measured horizontally); the resulting figures shall be added together and then divided by the total perimeter dimension.

Fifteen feet shall be added to the *lower* of the average grade figures, computed as above set forth, which shall constitute the maximum allowable height of the structure under the covenants.

The height of the structure shall be measured as follows:

- a. To the highest point or top surface of a roof where no parapets exist.
- b. To a maximum of 1 foot 4 inches above the top surface of a roof where parapets are included, or to the top of the parapet itself, whichever is lower. In no event, however, shall any parapet exceed 36 inches.
- c. Chimneys and flues shall be constructed according to code and are not restricted by the covenants or these guidelines.

## **12. Architectural Assistance**

Association members are reminded that the Architectural Control Committee retains the services of a professional architect to monitor the technical aspects of the plans. In accordance with Section 6(F) of the covenants, fees for such services shall be charged to the homeowner.

## **13. New Construction Impact Fee**

To correct the degradation of roads caused by heavy equipment during the construction of a new house or houses, a road fee of \$1000 for a house or houses of 3,000 heated square feet or less will be imposed. For a house or houses over 3,000 square feet, that fee will increase in increments of \$0.50 per heated square foot above 3,000. The fee is due when plans are approved.

## **14. Line of Sight Considerations**

As a safety precaution, vehicles leaving the building site must have clear and adequate visual access to vehicles on the road and vice versa. Accordingly, if any vegetation or other obstruction exists at or near the access point which obscures such access, such vegetation should be trimmed or other obstruction removed to the extent necessary so as to provide such access.