

# **Architectural Guidelines**

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*For Rancho Dorado Owners Association*

*June 2015 Revision*

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**Rancho Dorado Owners Association  
Architectural Committee  
Architectural Guidelines**

*Introduction*

Living in a planned community such as Rancho Dorado offers many privileges. It also involves certain restrictions. In order to preserve the value, desirability, attractiveness and architectural integrity of Rancho Dorado, Declarations of Restrictions, hereinafter referred to as "Declaration", have been prepared which authorize the formation of an Architectural Committee for the single family home neighborhood of Rancho Dorado.

The Architectural Committee, hereinafter referred to as the "AC", is charged with the responsibility to review and approve proposed exterior improvements and changes to the residential dwellings or lots in this community, prior to any submittal to the City of San Marcos and/or construction.

The purpose of the AC and these Architectural Guidelines is not to restrict individual creativity or personal preferences, but rather to assure continuity in design which will help preserve and improve the appearance and value of Rancho Dorado. The AC has established Architectural Guidelines that define standard acceptable treatments of improvements. In most cases, when these guidelines are followed and complied with, submittal to the AC can be avoided. However, certain improvements have been deemed substantial and will require submittal to the AC at all times.

These Architectural Guidelines are also intended to assist property owners in planning home improvements. This information is provided to increase the homeowner's awareness of the ways to maintain neighborhood integrity. It is important to note that although these Architectural Guidelines reflect certain aspects of the Declaration; they do not cover all possible situations that may be defined in the Declaration. It is recommended that the Declaration be carefully reviewed and that all questions be directed to the Management Company, which is The Avalon Management Group, Inc.. Email: [RanchoDorado@AvalonWeb.com](mailto:RanchoDorado@AvalonWeb.com), Phone: (760) 481-7444.

Before beginning any addition, alteration, or construction involving the exterior appearance of a home or lot, the homeowner must first review these Architectural Guidelines to determine whether or not a submittal to the AC is required. If your improvement plans comply with the guidelines, and do not need AC approval, you may still need a building permit from the City of San Marcos. In those instances when these Architectural Guidelines state that a submittal to the AC is not required, the AC shall be deemed to have given approval to the improvements (or alteration) but such approval is conditional on full compliance and continued compliance with these architectural guidelines. The AC does not assume any responsibility for homeowners' improvements or the failure to obtain necessary permits. The AC retains the right to review and approve or disapprove future changes to an exempt item or to require landscaping to be trimmed or thinned or removed if originally installed without approval.

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## *AC Operating Procedures*

Your improvement plans for landscaping, hardscape, accessory structures, etc. are required to be submitted to the AC in accordance with these architectural guidelines. You must first file an application with the AC prior to any City of San Marcos building permit application. Failure to obtain the approval of the AC when required will constitute a violation of the Declaration and may require modification or removal of unauthorized work or improvements at the homeowner's expense. A fine may be imposed for said violation(s).

Once an application for home or lot improvement has been approved by the AC, the plans must be followed as approved if the home improvements are constructed. Any modification to the approved plans must receive AC approval prior to construction. It is important to understand that AC approval is not limited to major alterations such as room additions, but may also include other items, especially when they don't comply with the guidelines.

The AC approval may expire if substantial work on the installation of the approved improvement plans has not commenced after 6 months from the approval date. Following expiration, the application plans for home improvements must be resubmitted to the AC for re-review and approval before installation may continue.

If submittal to the AC is required in accordance with these architectural guidelines, plans must be submitted, even if the identical improvement may have been previously approved for a neighboring property owner. During an evaluation of an application, the AC will consider the characteristics of the housing type and the individual site, because what may be an acceptable design in one instance may not be acceptable in another.

### **THE AC MAKES NO WARRANTY OR REPRESENTATION THAT ANY "VIEW" WILL BE PRESERVED OR PROTECTED.**

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- 1) Review architectural guidelines to determine if submittal to the AC is required for your proposed plans.
- 2) If submittal is required, prepare two sets of the construction drawings that include the following information on them:
  - a. Plan (top) view drawn to an appropriate scale of all improvements including those required by the AC per the architectural guidelines (i.e. screening of pool equipment).
  - b. Elevation (side) view drawn to an appropriate scale of each side of the improvements. Show overall dimensions.
  - c. Location of improvement as it relates to the home and all adjacent property lines including setback dimensions.

## *Submittal and Review Procedures*

- d. Description of plant material (species and/or common name, and size and height at maturity), building materials and colors including brand name and specification name and number, if any. Show this information on plans.
  - e. Any appropriate construction details.
  - f. Name and license number of contractor.
- 3) Complete the Rancho Dorado "Architectural and Landscaping Improvement Request" form (See Exhibit "A").
  - 4) Sign the "Conditions of Approval & Disclaimer" form (See Exhibit "B").
  - 5) Complete the "Facing and Adjacent Neighbor Statement" form with appropriate signatures from neighbors on the plans and the form (See Exhibit "C").
  - 6) Keep a copy of the completed application forms for your future reference, and include the following items with your submittal:
    - a. Two sets of construction drawings. It is highly recommended that a professional architect, landscape architect, or engineer prepare the construction drawings.
    - b. Photographs of all affected exterior building elevations (sides of home).
    - c. Material samples and color samples if those proposed are not identical to what already exists on the home.
    - d. No submission fee is required; however, if the application is such that it requires review by a professional consultant, you will be contacted to submit a non-refundable fee of \$175.00
  - 7) Send the all information noted above to the Management Company at the following address:

c/o The Avalon Management Group, Inc.  
100 E. San Marcos Boulevard, Suite 400  
San Marcos, CA 92069  
Email: RanchoDorado@AvalonWeb.com  
Phone: (760) 481-7444  
Fax: (800) 646-1887

**FAILURE TO INCLUDE APPROPRIATE FEES AND ALL OF THE INFORMATION REQUESTED WILL CONSTITUTE AN INCOMPLETE APPLICATION. THE APPLICATION WILL BE STAMPED INCOMPLETE AND RETURNED TO THE HOMEOWNER FOR COMPLETION PRIOR**

## TO AC REVIEW.

- 8) The AC will evaluate all complete applications within 60 days of submittal to the Management Company and will indicate its approval, approval with conditions, or denial. Two sets of the construction plans and the application will be sent back to the Management Company.
- 9) The Management Company will record the AC's decision in the Architectural Modification Request Log and notify the applicant of the decision as follows:
  - a) Approved: A copy of the executed request form and an approval report or a copy of the plans stamped and signed by the AC will be returned to the applicant. All use restrictions contained in the Declaration shall be in full force and effect and shall control the construction activities of the homeowner.
  - b) Pending Approval Subject to Conditions: A copy of the executed request form and an approval report or a copy of the plans stamped and signed by the AC will be returned to the applicant. The plans will contain AC changes or stipulations that shall become a part of the plans and shall represent conditions of approval to be satisfied by the applicant. All use restrictions contained in the Declaration shall be in full force and effect and shall control the construction activities of the homeowner.
  - c) Denied: If the applicant is denied, the applicant will be advised of the reasons for the AC's decision and, if appropriate, will be provided with information or direction needed to receive AC approval.
- 10) Upon construction completion, the homeowner shall within 10 days notify the Management Company with the "Notice of Completion" form which has been attached for your use (See Exhibit "D").
- 11) Upon receipt of "Notice of Completion," the Management Company will advise the AC and a site observation for plan conformance will be scheduled within 30 days of receipt of said notice.
- 12) The AC shall have the right to review the improvements to confirm that they have been completed and are in conformance with the plans, all AC approvals and conditions of approval.
- 13) If following site review, the Architectural Committee deems the improvements have been installed as approved, no further written notice will be given to the homeowner. If following site review, the Architectural Committee deems the improvements have not satisfactorily complied with the approved plans, then the Management Company will respond to the homeowner in the following way:

Denial: The management company will send a "Notice of Noncompliance" to the owner with a request to remedy the noncompliance. This notice will be sent within 15 days after the site review and will specify the particulars of noncompliance. Once the noncompliance is remedied by the applicant, the AC will review the work again and respond accordingly.

- 14) Following site review, review and conformance report results will be maintained in the Architectural Modification Log by the Management Company.

**The following guidelines apply to any and all work performed on your home or lot whether AC approval is required or not:**

- 1) Excess debris shall be removed from the site or properly contained on a daily basis.
- 2) During the rainy season (September - March) all debris piles must be covered.
- 3) Erosion control must be in place at all times to prevent dirt, debris and all other materials from getting into the street or storm drains.
- 4) Work shall be performed so as to minimize noise, dust and disruption of neighbors.
- 5) No structure may be erected, constructed, or maintained whether permanent or temporary within any "Fire Suppression Zone 1" area without proper approval from the City of San Marcos Planning Director and the Fire Marshall.
- 6) Construction shall be from 7 a.m. to 4 p.m. only.
- 7) All workers must comply with the Association Rules and Regulations (ie. parking and the use of the common area).

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**Submittal Requirements**

- 1) All front and rear yard landscape plans must be submitted to the Architectural Committee (AC).

**Front Yard Guidelines**

- 1) Unless previously installed, each owner is required to submit landscape improvement plans within ninety (90) days from the close of escrow. Once approved, owners are responsible to install and maintain landscaping on all unpaved front and rear yard areas of the lot within 6 months from the close of escrow. Front yard is defined as that portion of the yard which is in front of an entryway fence or gate or sideyard fence or gate and, which is viewable from a public street.

*Landscaping,  
Hardscaping and  
Irrigation*



- 2) The root system of ground-cover, bushes and trees and their above-ground canopies must not encroach at maturity on any neighbor's yard or disturb foundations, walls, sidewalks, or Association easement areas (e.g. french drains or brow ditches).
- 3) Irrigation lines must be subterranean, except drip systems, which must be substantially covered. All irrigation shall meet UPC (Uniform Plumbing Codes) and have appropriate backflow devices installed, as required by the City of San Marcos.
- 4) There shall be no interference with the on-site and off-site drainage pattern that exists at the close of escrow or which is shown on any plan that may have been previously approved by the AC. Appropriate drainage must be installed and directed to the street in order to prevent runoff over banks or onto adjacent or association properties.
- 5) Sprinklers must be placed so they do not spray adjacent properties, public sidewalks, walls or fences.
- 6) No more than 5% of the surface area of the front yard may be used for rock beds of any kind unless approved by the AC.
- 7) Additional hardscaping is limited to a 4-foot strip on one side of the driveway. Standard gray concrete with standard finish treatments such as broom finish, salt finish and exposed aggregate are acceptable. Colored concrete, painted concrete, stamp concrete, brick, rock and tile finishes are prohibited unless they are of a natural warm color or subtle gray color that matches the dwelling unit color.
- 8) No figures or sculptures which stand higher than 3 feet shall be permitted in the front yard.
- 9) Trees that will at maturity grow over public sidewalks must be of a species that do not drop berries or other fruits that will stain or hamper access on the sidewalk.
- 10) Pre-cast planter blocks are prohibited.

#### **Rear and Side Yard Submittal Requirements**

Approval is hereby given for rear and side yard landscaping and hardscaping to be installed without the plans being submitted to the AC for approval. **HOWEVER, IF ALL OF THE FOLLOWING GUIDELINES ARE NOT MET, SUBMITTAL TO THE AC IS REQUIRED.**

#### **Rear and Side Yard Guidelines**

- 1) Unless rear and side yard landscaping has been previously installed, each owner is required to install and maintain rear and side yard landscaping within twelve (12) months of close of escrow

- 2) The root system of ground-cover, bushes and trees must not encroach at maturity on any neighbor's yard or disturb foundations, walls, or sidewalks or Association easement areas.
- 3) Irrigation lines must be subterranean, except drip systems which must be substantially covered. All irrigation shall meet UPC (Uniform Plumbing Codes) and have appropriate backflow devices installed as required by the City of San Marcos.
- 4) There shall be no interference with the off-site drainage pattern or from that which exists at the time the overall grading is completed by the developer or which is shown on any plan that may have been previously approved by the AC. Appropriate drainage must be installed and directed to the street in order to prevent runoff over banks or onto adjacent or common area properties.
- 5) Sprinklers must be placed so they do not spray adjacent properties or public sidewalks.
- 6) Hardscaping is limited to an area of no more than 40% of the rear yard area and 80% of the side yard area. Additional hardscape must be approved by the AC.

### **Use of Synthetic Materials**

The use of high quality synthetic grass or material is supported but must be approved by the Architectural Committee and/or Board for both front and rear yard installations. As a minimum standard, synthetic grass must have a face weight of 60 ounces or more for rear yard installations and 70 ounces or more for front yard installations with a blade height of 1 ½ to 1 ¾ inches and a multi color weave. The product should have a minimum manufacturing installation warranty of 10 years. Applicants must submit a sample of the desired product and specification sheet along with the application method of the product to ensure drainage is adequate and that the color is consistent, to the greatest extent possible, with turf most commonly found throughout Southern, CA: Tall Fescue, aka Cool Weather Fescue. It is a wide blade perennial grass that has a deep green color. A color weave of at least two to three shades adds both adequate depth and a more natural appearance. Products containing lead are prohibited.

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### **Submittal Requirements**

- 7) All fencing, gate and wall plans and changes must be submitted for the approval of the AC and must comply with the guidelines listed below.

### **Guidelines**

- 1) Placement of the fence and support structures shall not be outside buyer's legal lot.

## *Fencing, Gates and Walls*

- 2) All fences and walls must be finished so that the structural framing is not exposed to any common area, public street, sidewalk, walkway, park, recreation area, open space, or neighboring lot.
- 3) The maximum height of all fencing and/or walls shall be five feet from finished grade.
- 4) All support posts shall be set in concrete footings.
- 5) No owner may affix an object, plant or vine of any kind to a common area property line fence or shared fence without the written approval of the Board of Directors.
- 6) Front yard fencing is not allowed unless approved by the AC.
- 7) Side yard fences may not extend more than four (4) feet forward from the front face of the dwelling unit and may be extended only for the purpose of constructing a single side entry gate. In no case shall fencing, walls or gates extend into the City required setbacks.
- 8) The following side yard fences are acceptable and do not need approval from the AC prior to installation as long as all of the previously stated guidelines are met:
  - a) Wood fence stained with the following colors/brands: Sherwin Williams Semi-Transparent Deck Stains (Natural or clear, Redwood-SW3501) or Behr Semi-Transparent Deck Stains (Natural or Clear/Redwood DP-330).
  - b) Wrought iron painted dark grey, black, dark brown or dark green.
  - c) Tubular steel painted dark grey, black, dark brown or dark green.
  - d) Masonry, only if material conforms to type, quality, color, and character of masonry walls built elsewhere in the neighborhood.
  - e) Stucco over concrete block or over wood frames only if material conforms to type, quality, color, and character of similar walls built elsewhere in the neighborhood.
- 9) The following fencing styles along the backside of homeowner's property are acceptable alternatives if replacing or changing the existing fence:
  - a) 5-foot glass wall: In ground concrete foundation for each pillar. Anodized aluminum pillars (approx. 2 ½ inches per side). Channel seal on bottom rail and on both sides of pillars or comparable system. Pillars must be powder coated dark green to match existing color of the wrought iron fences in Rancho Dorado. 1/4 inch minimum clear tempered glass. If a 5 foot high pillar-less glass wall system (utilizing at least ½ inch tempered glass) can be built to meet the San Marcos City Code requirement, it is also allowed. No plexiglass or top rail.
  - b) 3 ½ foot glass wall on top of 1 ½ foot base wall. The glass wall that sits on the base wall may be supported by pillars (see point A above) or a 'pillar-less' system. A pillar-less system must use a minimum of ½ inch tempered glass and be engineered to meet San Marcos City Code requirements.

- c) 3 ½ foot wrought iron on top of 1 ½ foot base wall. Wrought iron to be painted Dunn Edwards English Holly DE5649 and must match existing wrought iron used throughout the community in homeowner's rear yard. Specifications of the base wall are listed below.
  - d) The 1 ½ foot base wall must have appropriate concrete footing and consist of a block wall with a stucco finish or other appropriate materials such as the existing wrought iron. A stucco wall should be six inches wide. The stucco must be textured to match the home's stucco. The color on the outside of the wall must be Merlex 135 and can be purchased at any Frazee paint store. The color on the top and inside of the stucco wall can be painted to a color that is esthetically pleasing to the home's stucco color and match or complement the existing color of the dwelling unit.
  - e) These alternative fences may replace a portion of the current fence line and does not need to replace the entire back fence line of a homeowner's property. In other words, the back fence line may consist of the original fence with a section of 'new' alternative fence as described above.
- 10) The following may be acceptable, but must be approved by the AC prior to installation:
- a) Wood fence painted any color or stained with a finish other than natural.
  - b) Wrought iron painted any color other than dark grey, black, dark brown or dark green.
  - c) Tubular steel painted any color other than dark grey, black, dark brown or dark green.
- 11) The following are not acceptable fence and wall materials:
- a) Galvanized chain link.
  - b) Vinyl covered chain link with wood top and bottom rails.
  - c) Aluminum or sheet metal.
  - d) Chicken wire, barbed wire, or wire mesh.
  - e) Plastic webbing, reed, bamboo, or straw-like material.
  - f) Corrugated or flat plastic sheets or panels.
  - g) Rope or other fibrous strand elements.

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**Submittal Requirements**

- 1) Any patio cover or trellis that does not conform to all of the following guidelines must be submitted to the AC.
- 2) Any patio cover or trellis that is larger than 15 feet in width or 15 feet in depth or 10 feet in height must be approved by the AC.

*Patio Covers and Trellises*

**Guidelines**

- 1) Patio covers and trellises shall be of wood construction with the exception of vertical supports which may be of stucco or masonry to match or compliment the color of the existing color on the dwelling unit.

- 2) The following materials are not acceptable for patio covers and trellises and are not all inclusive:
  - a) Metal or pre-fabricated metal
  - b) Plastic
  - c) Fiberglass
  - d) Chicken wire, barbed wire or wire mesh
  - e) Rope or other fibrous strand materials
  - f) Plastic webbing, split bamboo, reed or straw-like materials
  - g) Asphalt shingles or composition shingles
- 3) No structure may be erected, constructed, or maintained, whether permanent or temporary, within any Fire Suppression Zone 1 area without proper approval from the City of San Marcos Planning Director and the Fire Marshall.
- 4) Patio covers and/or trellises must comply with all applicable setback requirements as set forth in the City of San Marcos Municipal Code.
- 5) Patio covers and trellises must be painted to match the exterior paint of the home, or stained a natural wood color. Color must be shown on the plans and approved by the AC.

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## *Air Conditioners*

### **Submittal Requirements**

- 1) Replacement of Builder-installed air conditioners does not require approval provided they conform to the following guidelines.

### **Guidelines**

- 1) Units extending from windows are not permissible. Exceptions can be approved by the AC if units are not visible from the road, other lots or homes.
- 2) Compressors and equipment are to be screened from the view of roads, lots and homes by fencing or landscaping.
- 3) Air conditioning equipment may not breach the properties drainage swale.

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## *Balconies*

### **Submittal Requirements**

- 1) Any balcony that does not conform to all of the following guidelines must be submitted to the AC.

### **Guidelines**

- 1) Balconies are limited to an eleven (11) foot projection from the rear wall of the dwelling and must have direct door access from the dwelling.
- 2) No balcony shall extend into or be built over slope areas.
- 3) Balconies must be made of wood and/or stucco that match existing material and color of the dwelling unit.

- 4) No structure may be erected, constructed, or maintained, whether permanent or temporary, within any Fire Suppression Zone 1 without proper approval from the City of San Marcos Planning Director and the Fire Marshall.
- 5) Balconies shall not be used for the purposes such as drying laundry, airing out rugs, storage of misc. items, etc.

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### *Exterior Paint*

#### **Submittal Requirements**

- 1) Any proposed change in an exterior paint color must be submitted to the AC for approval prior to paint application.

#### **Guidelines**

- 1) Pastel, bright, and fluorescent colors are always prohibited.
- 2) Colors should be representative of the architectural style of the neighborhood, and should blend well with existing paint colors.
- 3) All stucco surfaces of the home and other exterior walls and trim shall be free of stains, etc.

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#### **Submittal Requirements**

### *Permanent Barbeques*

- 1) Permanent barbecues (connected to natural gas or propane tanks with City approval) need not be submitted for AC approval provided they conform to the following guidelines.

#### **Guidelines**

- 1) Permanent barbecues are to be located in the side or rear yard and must not exceed the height level of the rear yard fence.
- 2) No structure may be erected, constructed, or maintained, whether permanent or temporary, within any Fire Suppression Zone 1 without proper approval from the City of San Marcos Planning Director and the Fire Marshall.

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#### **Submittal Requirements**

### *Dog Houses*

- 1) Dog houses need not be submitted for AC approval provided that they conform to the following guidelines.

#### **Guidelines**

- 1) Dog houses are to be located in the side or rear yard and only in areas which are not visible from surrounding properties.
- 2) Vinyl chain link fencing may be used for a dog run only when a solid privacy fence surrounds the yard.

- 3) No structure may be erected within setbacks as defined by the City.

## *Gutters and Downspouts*

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### **Submittal Requirements**

- 1) Gutters and downspouts need not be submitted for AC approval provided that they conform to the following guidelines.

### **Guidelines**

- 1) Gutters and downspouts must be primed and painted to match existing adjacent surface color.
- 2) Run-off from gutters and downspouts must not drain onto the common area landscaping or another lot and must be directed toward the street. Generally they should be connected into the Builder-installed underground drain system.

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## *Flags & Flag Poles*

### **Submittal Requirements**

- 1) Flags need not be submitted for AC approval provided that they conform to the following guidelines.

### **Guidelines**

- 1) Homeowners may display a single flag of a reasonable size mounted from the exterior wall below the fascia of the dwelling unit.
- 2) A flagpole of not more than 12 ft in height is permitted in the back yard.

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## *Exterior Lighting*

### **Submittal Requirements**

- 1) Exterior lighting need not be submitted for AC approval provided that they conform to the following guidelines.

### **Guidelines**

- 1) Exterior lighting is to be directed onto the homeowner's property and shall be adjusted or screened to prevent light from falling onto adjacent properties.
- 2) Open or uncovered floodlights or other uncovered lights are not permitted.
- 3) Exterior lights must be housed in fixtures.
- 4) Exterior lighting fixtures must be finished with the following:
- 5)
  - a) Polished brass.
  - b) Antique brass.
  - c) Verde green finish.

- d) Black painted material.

## *Room Additions*

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### **Submittal Requirements**

- 1) All room or other home additions must be submitted to the AC for approval.

### **Guidelines**

- 1) Architectural style shall be compatible with the existing structure.
- 2) Additional rooms shall be compatible in scale, materials, color, and style with the existing structure.
- 3) To the extent possible, the location of proposed additions shall not materially impair the view of or sunlight to adjacent properties.
- 4) Roofs must match or be complimentary to the existing structure in pitch, scale, form, and materials.
- 5) No addition shall exceed the roof height of the existing structure except for chimneys or second story additions on a single story house.
- 6) Windows, window groupings, and doorways shall integrate with existing exterior openings.
- 7) Excess debris shall be removed from the site or properly contained on a daily basis.
- 8) Work shall be performed so as to minimize noise, dust and disruption of neighbors.
- 9) No structure may be erected, constructed, or maintained, whether permanent or temporary, within any Fire Suppression Zone 1 without proper approval from the City of San Marcos Planning Director and the Fire Marshall.
- 10) Construction shall be from 7:00 am to 4:00 pm only.
- 11) All workmen must comply with the Association Rules and Regulations (i.e. parking and the use of common area).
- 12) All City setbacks must be observed.

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### **Submittal Requirements**

- 1) Pools and spas need not be submitted for AC approval provided that

## *Swimming Pools and Spas*



they conform to the following guidelines. In ground pools and spas must be submitted to AC for approval prior to submission to City of San Marcos

- 2) Portable or above ground spas are permitted without approval if they comply with the following guidelines.
- 3) Non-permanent above ground pools are permitted without approval if they comply with the following guidelines and the round or oval pool has dimensions which are less than 10 feet in diameter by 3 feet deep or rectangular/square pool has dimensions less than 10 feet wide by 12 feet long by 3 feet deep. If the dimensions exceed the above limits, the pool must be submitted to AC for approval. If any heater or mechanical filtration system is to be used, the pool must be submitted to AC for approval.

### **Guidelines**

- 1) Above ground pools must be portable, temporary and be able to be installed by homeowner. Above ground pools that are erected for over 8 months, limited to the months from March through October, are considered Permanent and are prohibited.
- 2) Above ground pools and spas must be placed in the backyard or side yard not visible to the public from the street.
- 3) Pool/Spa equipment must be enclosed so as to screen the noise disturbances from adjacent properties.
- 4) Plumbing lines to a spa or pool must be completely concealed or installed underground and must be signed off by adjacent neighbors. Please see exhibit C.
- 5) Drain lines must not drain onto adjacent properties or common area properties.
- 6) Pools and spas must not be located as to adversely affect the stability of adjacent slopes.

Homeowners must obtain certification and approval from a licensed soils engineering professional prior to constructing in ground pools.

No structure may be erected, constructed, or maintained, whether permanent or temporary, within any Fire Suppression Zone 1 without proper approval from the City of San Marcos Planning Director and the Fire Marshall.

Pool and pool area must be maintained in good and orderly condition. Pool water must be sanitary and clean.

Installation of pool must comply with County Health Department

requirements.

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**Submittal Requirements**

- 1) All tool sheds and/or freestanding structures must be submitted for AC approval prior to being constructed or erected.

**Guidelines**

- 1) Tools sheds shall not exceed the height of the fence and in no case shall exceed 5 feet.
- 2) Tool sheds shall not be visible from the street.
- 3) The color of the shed shall match the color of the dwelling unit.
- 4) Sheds are limited to one per lot and must not be larger than 100 square feet.
- 5) No structure may be erected within setbacks as defined by the City of San Marcos.

## *Tool Sheds and Freestanding Structures*

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**Submittal Requirements**

- 1) Basketball hoops that are portable and not attached to real property are allowed and need not be submitted for AC approval. Portable basketball hoops should be screened from public view when not in use or be kept on the upper half of the driveway when not in use.
- 2) Basketball hoops that are attached to real property are not allowed.

**Guidelines**

- 1) Backboards mounted flush to the house are prohibited.
- 2) Hoops must be of standard size with a rope net. Metal or chain nets are prohibited. Damaged nets must be replaced if visible from the street.

## *Basketball Hoops*

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**Submittal Requirements**

- 7) Screen doors need not be submitted for AC approval provided that they comply with all of the following guidelines. Screen doors that do not comply with all of the following guidelines must be submitted to the AC for approval.

**Guidelines**

- 1) All screen doors must be installed within the existing door jam.
- 2) Screen doors must be of high quality construction.

## *Screen Doors*

- 3) Screen doors must be kept in a maintained condition.
- 4) Screen door color and design must conform to the existing color and materials of the dwelling unit.

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**Submittal Requirements**

- 1) Window tinting, shading, and blinds need not be submitted for AC approval provided that they comply with all of the following guidelines.

**Guidelines**

- 1) Windows may be tinted provided that no reflective materials are used to create a mirror effect from the outside.
- 2) No temporary materials such as sheets, paper, or foil shall be used for shading purposes.
- 3) Colors of blinds, curtains, or shades visible from the exterior of the home should be compatible with the exterior dwelling unit color scheme.
- 4) All window coverings must be kept in good repair.
- 5) Exterior wrought iron or metal bars are prohibited.

*Window Tinting/  
Shading/Blinds*

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All trash cans must be hidden from view except for the period of 24 hours prior to and after the date of trash collection.

*Trash Cans*

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All possible architectural characteristics have not been covered in these architectural guidelines. These design guidelines are subject to change, and further restrictions may be imposed at a later date. This packet is not meant to be all inclusive of items that may need review by the AC. Please refer to the CC&R's on any other issues not listed here. The following is a partial summary of the type of improvements/modifications to residential property that may require permits from the City of San Marcos.

*Other Issues*

- 1) Patio Covers: involves footings and attachment to dwellings.
- 2) Fences: over 6 feet high.
- 3) Masonry Walls/Grill combinations and Pilasters: over 42 inches in height.
- 4) Retaining Walls: over 24 inches in height.
- 5) Pools/Spas: involves electrical, plumbing, fence enclosures, setback requirements, noise abatement.

- 6) Solar Energy Equipment.
- 7) Curb Cores: Permit for curb core is required on all dedicated streets.
- 8) Sprinkling system: backflow valves must be plumbed 8 inches above the lowest sprinkler head it serves.
- 9) Major Construction/Modifications: any work of this nature should be reviewed for permits required.

## *Forms*

ARCHITECTURAL AND LANDSCAPING IMPROVEMENT REQUEST  
EXHIBIT A

Please complete and include EXHIBIT A, EXHIBIT B, EXHIBIT C & EXHIBIT D, along with two (2) sets of your proposed improvement plans to:

**Rancho Dorado Master Association ARCHITECTURAL COMMITTEE**  
**c/o The Avalon Management Group, 3618 Ocean Ranch Blvd, Oceanside, Ca 92056**  
**Email: RanchoDorado@AvalonWeb.com**

HOMEOWNER NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

DAYTIME PHONE: \_\_\_\_\_ EVENING PHONE: \_\_\_\_\_

NEIGHBORHOOD NAME: \_\_\_\_\_

LOT NO: \_\_\_\_\_ DATE: \_\_\_\_\_

PROPOSED START DATE: \_\_\_\_\_ ANTICIPATED COMPLETION DATE: \_\_\_\_\_

NAME OF CONTRACTOR: \_\_\_\_\_

CONTRACTOR'S LICENSE NUMBER: \_\_\_\_\_

HOMEOWNER'S SIGNATURE \_\_\_\_\_

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR REQUEST:

1. Description of Improvement/Landscaping.
2. Location of Improvement to unit and dimensions.
3. Complete dimensions of proposed Improvement.
4. Measurements of Improvement in relationship to unit and neighboring unit(s).
5. Description of materials and color schemes (color samples preferred).
6. No submission fee is required; however, if the application is such that it requires review by a professional entity, you will be contacted to submit a non-refundable fee of \$175.00
7. Two (2) sets of plans with signatures from adjacent and facing neighbors.
8. Signed copy of Condition for Approval and Disclaimer attachment.

ARCHITECTURAL COMMITTEE: \_\_\_\_\_ DATE: \_\_\_\_\_

( ) APPROVED ( ) APPROVED with the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

( ) DISAPPROVED, please resubmit with additional information noted or elimination of item(s) noted

**\*This approval form consists of EXHIBIT A, EXHIBIT B, EXHIBIT C & EXHIBIT D\***

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CONDITIONS OF APPROVAL AND DISCLAIMER  
EXHIBIT B

Unless specifically agreed otherwise in writing by the Board of Directors, approval of the submitted plans is expressly conditioned upon the owner agreeing to assume the cost for any additional maintenance directly or indirectly caused by the proposed modification(s), addition (s), or improvement(s).

During the approval process, the Association may require that its architect, landscape consultant, attorney, contractor, etc., review the proposed plans. SUCH REVIEW(S) ARE VERY LIMITED IN SCOPE AND MAY NOT BE RELIED UPON BY THE OWNER TO ENSURE CORRECTNESS OF PLANS FROM EITHER A LEGAL, ARCHITECTURAL, STRUCTURAL, ENGINEERING, LANDSCAPING, ETC., STANDPOINT.

The applicant FURTHER AGREES AND REPRESENTS that, as a condition of submittal, they have independently reviewed and confirmed that the proposed plans are correct from a legal, structural, architectural, engineering, and/or landscaping standpoint and will not in any way, other than that which has been disclosed in the application, negatively impact the Association or cause damage or additional maintenance to Association-owned land and/or Association maintained property.

The applicant FURTHER AGREES AND REPRESENTS that the applicant has complied with all applicable Federal, State, County and City laws and ordinances and has obtained all necessary permits in connection with the proposed plans. Applicant further agrees to send copies of all permits to the Association prior to the actual implementation of the proposed plans.

PLEASE NOTE THAT APPROVAL OF THE PROPOSED PLANS BY THE ASSOCIATION DOES NOT CHANGE OR ABROGATE THE APPLICANT'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND/OR COMPLY WITH ALL APPLICABLE GOVERNMENTAL REGULATIONS.

Dated: \_\_\_\_\_

Accepted by: \_\_\_\_\_  
Applicants Signature

Applicant's Name \_\_\_\_\_

FACING AND ADJACENT NEIGHBOR STATEMENT  
EXHIBIT C

APPLICANT'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

This is intended to advise your neighbors who own property adjacent to your lot of the improvements you plan to make. This includes side, rear and the possibility of front, or across the street neighbors. **Have each of your neighbors sign this form and in the corresponding spaces, in accordance with the diagram below.**

NOTE: Neighbors A & B must sign all applications. If the improvement is in your back yard, neighbors C, D and E must also sign. If the improvement is in the front yard, neighbors F, G and H must also sign. If no neighbors exist, or there is a vacant lot, please specify: "NO NEIGHBORS", "VACANT LOT" OR "NOT APPLICABLE (NA)".  
FAILURE TO HAVE THIS SECTION COMPLETED WILL DELAY YOUR APPLICATION.

C	D	E
A	YOUR HOME	B
	YOUR STREET	
F	G	H

NEIGHBOR	PRINT NAME AND ADDRESS	COMMENTS (ATTACH ADDITIONAL COMMENTS TO THIS FORM)	ACKNOWLEDGING SIGNATURE	LOT #
A				
B				
C				
D				
E				
F				
G				
H				



NOTICE OF COMPLETION  
EXHIBIT D

Notice is hereby given that the undersigned is the Owner of the property located at:

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
Zip

The work of Improvement on the described property was COMPLETED on:

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in accordance with the Architectural Review Committee's written approval through the above owners plans and submitted package.

\_\_\_\_\_  
OWNER'S SIGNATURE

\_\_\_\_\_  
LOT #

\_\_\_\_\_  
OWNER'S SIGNATURE

\_\_\_\_\_  
DATED

\_\_\_\_\_  
ARCHITECTURAL COMMITTEE \_\_\_\_\_ DATE: \_\_\_\_\_

(     )     INSPECTION APPROVED

(     )     INSPECTION APPROVED with the following conditions:

\_\_\_\_\_  
(     )     Disapproved, due to the following:

\_\_\_\_\_  
UPON COMPLETION OF IMPROVEMENTS MAIL TO:

Rancho Dorado Owners Association  
c/o The Avalon Management Group, Inc.  
3618 Ocean Ranch Blvd  
Oceanside, Ca 92056