



ARCHITECTURAL GUIDELINES

NORTH RANCH

Tracts 3507-1, 2, 4, 5, 6  
Tracts 4188, 4195

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## STATEMENT OF INTENT

The following Architectural Guidelines have been adopted in accordance with the Covenants, Conditions & Restrictions (CC&R's) for this tract. They are established for the purpose of enhancing and maintaining the value, desirability and attractiveness of all the real property for which they are applicable. The specific Guidelines set forth in this document shall be interpreted in the spirit of this Statement of Intent. The Architectural Committee encourages creative and innovative designs which are consistent with the development program for the North Ranch as reflected by these Guidelines and projects constructed to date.

More specific policies to be considered in applying these Guidelines are:

- (a) The goal is to achieve an integrated and harmonious development and to use common sense in these applications.
- (b) Where the style of a structure is intended to be reminiscent of a cultural or historical style, it should be derived from rural or rustic Western European traditions. Urban or classical styles characterized by formality, rigid symmetry or which are highly ornamented will not be approved.
- (c) Landscape design which imitates nature is required. This is to achieve a unifying landscape from one building site to the next. This will be accomplished through use of a limited plant palette and an informal grouping of the plant materials. The detailed landscape requirement must be followed.

These Guidelines are intended to provide information concerning the basic criteria by which the Architectural Committee will evaluate design submissions. It is not the function of the Architectural Committee to create architectural statements or designs. The Architectural Committee is charged with the task of evaluating submittals by applicants and giving direction within the context of these Guidelines. While these guidelines are in addition to and in some cases may exceed minimum architectural design standards of the Precise Plan of Design of the City of Thousand Oaks RPD Permit No. 80-274, applicants must conform with both the City of Thousand Oaks Tract and Development Conditions and these guidelines. Where these Guidelines are silent, or do not address certain issues, conformance shall be in accordance with the City of Thousand Oaks Design Standards and Municipal and Building and Safety Codes.

From this point, the guide is written in technical language for use by the professionals you retain to assist you.

COMPLIANCE PROCEDURES FOR ARCHITECTURAL REVIEW  
(Review of plans by the Architectural Committee Require  
HOW TO FILE

1. Please obtain and read CC&R's, Tract Conditions, Residential Planned Development (RPD) Conditions, Architectural Guidelines; pay close attention to what they say not to do.
2. Engage a designer (building designer or architect) and landscape architect.
3. Have oak trees plotted on site, including perimeter drip lines, by an oak tree consultant, if applicable.
4. Design to the contours of the lot in order to minimize grading and to create aesthetically pleasing design which is molded to the natural terrain.
5. (Optional) Bring plot plan and any other developed design drawings in for conceptual review.
6. Submit to the Architectural Review Committee two (2) sets of plans consisting of the following for preliminary review: (See requirements page 6). Architectural Review Fee due: (See requirements page 9). You should expect a two to three week turn-around time. Use Exhibit #9 Checklist for each submittal.
  - a. Grading
  - b. Plot Plan
  - c. Floor plans
  - d. Sections
  - e. Elevations
  - f. Preliminary landscape and proposed walls
  - g. Color and material samples
7. Pick up review; check over; make appointment with Architectural Review staff if you have any questions. Give them an opportunity to be of help.
8. Make corrections as per preliminary review and submit two (2) complete sets to Architectural Committee for final review.
9. Make final corrections, if applicable, from final review and receive Final Approval.
10. Submit final plans, plus the signed Final Approval set from the Architectural Committee to Planning Department at the City of Thousand Oaks for a PPD Permit. Contact the City for submittal requirements.
11. Submit to Building and Safety Department at the City of Thousand Oaks, the Fire Department, and any other required body for review. Obtain Building Permit. Note: Any structure greater than 5,000 square feet in area and/or five miles from a fire station shall be provided with an automatic fire sprinkler system in accordance with Ventura County Ordinance #14.
12. Any changes you desire to make after you have received Final Approval must be re-submitted to the Architectural Committee for review and approval prior to construction.

13. Final Approvals are valid for one (1) year.

### Definition of Improvements Requiring Approval

All changes to existing conditions of your property, whether a vacant lot or existing residence. While there are still vacant lots within various phases of Tract 3507 upon which custom homes will be constructed in the future, for the most part, our neighborhoods are built out. It is important to remember that these Guidelines are also to be followed for all additions or exterior modifications to existing residences and that all such designs are to be submitted to the Architectural Committee of the Westlake Ranch Property Owners Association, along with appropriate fees as outlined herein, for approval prior to beginning work or submitting to the City of Thousand Oaks for permit. Approval by the Architectural Committee prior to submitting to the City of Thousand Oaks for permit and beginning construction will be required for such things as, but not limited to grading, excavating, landscaping, rerouting of storm water, walling, fencing, bridging or structural construction of a new residence or any exterior modification or additions to existing residences. Architectural Committee approval is also required for such things as repainting of your house when a color change is proposed, major changes to your approved landscaping, swimming pool, and shade structures, such as trellis work or gazebos. The establishing of temporary structures or trailers shall not be allowed on any lot without having received prior Architectural Committee approval. When doubt as to whether an Association approval is required, please contact the Association for direction. The only exceptions are irrigation systems having no effect on indigenous oak trees, temporary safety barriers or signals, and weed abatement which does not employ the application of chemicals.

NOTE: CERTAIN R.P.D. CONDITIONS AND CITY OF THOUSAND OAKS MUNICIPAL CODE SECTIONS ARE QUOTED DIRECTLY IN THIS DOCUMENT FOR YOUR CONVENIENCE. YOU ARE SUBJECT TO ALL SUCH CONDITIONS AND SECTIONS OF THOSE DOCUMENTS IN THEIR ENTIRETY, NOT SOLELY TO THOSE PORTIONS QUOTED. APPLICANT SHOULD CONTACT THE CITY FOR ANY CHANGES OR MODIFICATIONS TO RPD CONDITIONS, ORDINANCES OR CITY CODES WHICH MAY AFFECT YOUR PROPERTY.

### Application for Approval

**SUBMISSIONS:** This is a two step process. The Architectural Committee requires that two (2) sets of plans and color/sample boards be submitted for Preliminary Approval and that two (2) sets of plans be submitted for Final Approval.

The Planning Department of the City of Thousand Oaks will require Architectural Committee approval before it will accept applications. One set from each submittal will be returned to the applicant with a stamp signed by a member of the Committee indicating Architectural Committee approval at each stage of approval. Any conditions of approval will be noted on the plans. Approvals are never given verbally. Final Approval is given only after all requirements for submittal have been satisfied and all review fees paid. Any plan which has not been approved within thirty (30) days from the date of submission shall be deemed disapproved. No construction or alteration may begin prior to receiving Final Architectural Committee Approval for all improvements requiring approval and permits issued by The City of Thousand Oaks.

FORMS OF APPROVAL: The stages of Architectural approval are:

- (1) Conceptual Review: Two or more Committee members or Architectural Consultant, upon request, will informally review Concept Plans prior to completion and submission of Preliminary Plans for approval. The conceptual review is provided only for assistance in the preparation of Preliminary Plans and the interpretation of the Guidelines to ensure that the project is within the intent of the Guidelines. A plot plan (including the oaks plotted accurately and a house footprint) is required for a conceptual review. Items discussed or resolved during the review of Concept Plans shall not be considered binding on the part of either the Owner or the Committee. This review can be of great assistance in saving time and money and may help speed approvals of future submittals. This is especially helpful in determining the mix of house designs in a production project.
- (2) Preliminary Plans, which are to be submitted as early in the design process as possible; and
- (3) Final Plans, which are the final construction drawings specifications incorporating any changes required to satisfy conditions of the Committee's approval of preliminary plans.

Approval of Preliminary Plans is for guidance only for completion of Final Plans to be submitted for final Committee approval; it does not authorize proceeding with improvements to the property. This is not to be construed as final once these corrections cited have been made. Preliminary and Final Plans shall be prepared in accordance with generally accepted standards of professional practice. Architectural plans shall be prepared by a licensed Architect or Building Designer and landscape plans shall be prepared by a licensed Landscape Architect. It is preferred that grading plans involving the handling of more than 50 cubic yards of earth shall be prepared by a licensed Civil Engineer. Phased development should be proposed from the outset of the project, if desired.

PRELIMINARY PLANS:\* Check Exhibit 9 for the list of the drawings required. The oak trees must be accurately plotted at the outset to avoid any rude awakenings down the line. Preliminary Plans shall be sufficiently detailed to describe the general extent and character of the proposed project. (Partial submittals will not be accepted). Plans submitted for Preliminary Approval shall consist of the following minimum materials:

(a) Requirements for Plot Plan and Grading Plan.

1. The owner's name, mailing address, street address, lot number and tract number will be shown on all sheets.
2. The plans shall be drawn at a scale not less than 1" = 20'. In any case in which a lot cannot be reasonably shown at 1"=20', the entire site can be presented at 1"=40' and the area of house, drives and other improvements should be at 1"=20' (only for lots over three acres).
3. The location of proposed improvements relative to the property lines shall be indicated and must meet the minimum setback requirements of these guidelines. Please note that these setbacks may exceed the minimum standards of the City of Thousand Oaks.

4. Existing topography and proposed finish grading shall be shown. Existing contours shall be solid lines, and the proposed shall be dashed lines. Existing and proposed grade contours shall be shown at intervals not greater than the two (2') feet. One foot (1') is preferred.
5. The oak trees and their drip lines (outside perimeter of branches) shall be accurately surveyed and shown on the grading and plot plan. The oak tree's trunk diameter measured 42" above grade and drip lines shall be indicated along with existing natural grade at the base of each trunk.
6. The location and finish floor (F.F.) or finish surface elevation of buildings, driveways, walks, retaining walls, patios, gazebos, etc. shall be shown on plans.
7. All proposed or existing drainage systems shall be shown.
8. The daylight line of each proposed cut-and-fill area shall be designated.
9. The plans shall indicate whether the proposed grading is balanced or the amount of import or export required. The destination of exported earth shall be indicated.
10. All elevations shall be on the same datum as the tract grading plan.

BE SURE ALL EASEMENTS AND RESTRICTIONS ON THE LOT ARE SHOWN ACCURATELY!

- (b) Floor Plans. Preliminary Floor Plans shall be drawn at a scale not less than 1/8" = 1'- 0" and shall be sufficiently detailed to indicate the proposed use of interior spaces, location of doors and windows, dimensions of interior spaces, and overall building dimensions.
- (c) Roof Plan. Preliminary Roof Plans shall be drawn at a scale not less than 1/8" = 1'- 0" and shall be sufficiently detailed to indicate ridge and valley locations, roof overhang dimensions, roofing materials, slopes, solar panels, skylights and chimneys.
- (d) Exterior Elevations. Exterior Elevations shall be drawn at a scale not less than 1/8" = 1'- 0" and shall be sufficiently detailed to indicate proposed exterior materials (labeled) and finishes, window and door types and floor-to-floor dimensions and overall building dimensions. (Dot in natural grade.)
- (e) Building Sections. Building Sections shall be drawn at appropriate scales not less than 1/8" = 1'- 0" to explain typical and special details of construction, keyed to plan and indicate window and door types and floor-to-floor, floor-to-plate, and floor-to-ridge heights as well as overall building dimensions. (Dot in Natural Grade.)
- (f) Landscape Plans. Landscape Plans shall be drawn at a scale not less than 1/16" = 1'- 0" and shall be sufficiently detailed to indicate the location, kind and size of all proposed planting materials and other landscape features, including fences, walls, patios, walks, mailbox, etc. The preliminary landscape plan needs only to contain accurate oak tree locations (with drip lines) and any retaining wall locations with grades called out.



- (g) Materials and Colors Samples. Samples of exterior materials and finishes as noted on the Preliminary Plans shall be affixed to a stiff cardboard sheet not larger than 8½" x 11". Preliminary proposals for other categories of exterior improvements (lighting fixtures, etc.) may be submitted in the form of photographs or catalog cuts. Photographs must not be smaller than 3" x 4".
- (h) Oak Tree Report. Oak tree impacts are regulated by the City of Thousand Oaks by Ordinance. Where any construction activity, including grading, trenching, landscaping, paving, etc. is proposed within the drip line of existing oaks or within a five-foot zone extending outside of the established drip line, the City will require an oak tree permit (OTP) which will require the following information on the Plot Plan submitted for preliminary review and approval:
- 1.\* Accurate plotting by field survey of tree locations and drip lines. Party responsible for plot to be named.
  - 2.\* Existing grade elevation at base of trees.
  3. Trunk diameter and height and direction of major branching.

See Exhibit 10 for Care of Oak Trees.

All oak tree deadwooding/pruning is required by and must be approved by the City of Thousand Oaks.

FINAL PLANS: Final plans incorporating revisions as may be required by the conditions of Preliminary Approval, and including additional details required to fully describe the proposed improvements, shall be submitted for Final Approval. Final plans, sections and elevations shall be drawn at a scale not less than 1/4" = 1'-0". Final plans must be approved and payment of all fees collected prior to commencement of any construction. No changes shall be made to any plans or in the construction of any improvement until such proposed changes are resubmitted to the Architectural Committee for its written approval. Changes shall be implemented only after receipt of such approval. The approval of the final plans is valid for one year only.

Final Approval MUST be obtained prior to acquiring a building permit.

FEE: A fee, according to the following schedule which is subject to change, shall accompany each application for preliminary review. The scheduled fees will be subject to a reasonable surcharge, as determined by the Committee, in those cases where plan review time substantially exceeds the normal review time. The surcharge will be assessed and payable prior to final Committee approval.

#### SCHEDULE OF FEES:

See exhibit #11.

## Reconsideration of the Committee's Ruling

An applicant may request reconsideration of an unfavorable ruling of the Architectural Committee by resubmitting, in duplicate, written arguments within thirty (30) days of the date of receipt of the ruling. The Committee will give its final ruling by answering the arguments and by confirming or modifying its ruling within thirty (30) days of receipt of the applicants written arguments. No fee is required to be submitted for a reconsideration. Failure of the Committee to notify the applicant within thirty (30) days of the date of resubmittal to the Architectural Committee shall be deemed disapproval.

## Construction Time Limits

Commencement: Final Approval is granted for a time period of one year, by which time commencement of the project must be initiated. Initiation shall be defined as actual construction activity at the site. It is recognized that engineering, bidding and the City permit process could delay start of your project. Therefore, the Committee would consider a time extension of up to 6 months. Such extension must be applied for in writing prior to expiration of the approval.

Construction: Completion of the construction, once started, must be continuous and diligently pursued so as to minimize disruption to neighbors. Additions shall be completed within one year from start of construction. Custom homes shall be completed within 18 months. It is recognized that all projects may experience delays due to material supply, weather or other uncontrollable circumstances. If a time extension is required, you need to submit for an extension in writing prior to the end of the time limit expiration, along with an anticipated schedule for a timely completion of the work.

## Design Restrictions

ARCHITECTURAL CHARACTER: It is the intent of these restrictions to establish a harmonious residential area by the creative use of traditional architectural designs, which have proven to be aesthetically pleasing in the other neighborhoods of the North Ranch. While one and two story designs are allowed in the Westlake Ranch Property Owners Association, certain lots have been restricted to single story or may have height limitations. Verify all restrictions pertaining to your property prior to designing improvements. Please note all remaining vacant lots are custom residential lots.

Urban or classical styles characterized by formality, rigid symmetry or prescribed ornamentation which are not considered to be harmonious with the neighborhood will not be approved.

Recognizing that structures are not seen individually, but as part of a street scene and that markedly different styles next to one another may create an unattractive effect, strict adherence to authentic detailing in some architectural styles, for the sake of compatibility, should be tempered.

SURFACE WATER DRAINAGE: Existing drainage patterns are to be maintained where possible and modified as little as possible. Each applicant must be prepared to accept drainage from all upstream lots and pass it through to lots down-stream in areas where surface waters are not directed to public streets or natural arroyos.

SITE DRAINAGE: Site drainage requirements and systems shall conform to the standards of the City Public Works. Drainage systems which discharge run off into arroyos or natural slopes should utilize "Y" outlets and rock rip-rap dispersal devices to reduce erosion.

## SITING OF STRUCTURES:

For the purpose of these Guidelines, the definition of 'structure' shall be in accordance with the definition established by the City of Thousand Oaks Design Standards, Municipal Code, and Building and Safety Codes.

- (a) Setback of Main Structure: Generally, minimum setback requirements will follow the Residential Planned Development (RPD) Conditions and Building and Safety Code of the City of Thousand Oaks, however, in some cases, these Guidelines may be more restrictive.

### Side yards:

One-Story Residences will have a minimum 5' side yard with a maximum 25' height limit. If the structure is greater than 25' in height, an additional 6" of side yard must be provided for each additional 2' of height. (This might occur due to site topography.)

Two-Story Residences will have a minimum side yard for two-story structures of 10' with 6" additional side yard height for every 2' above 25' in elevation. The maximum is 32' height limit.

Front Yards: A minimum setback of 20' is required. On corner lots, both street setbacks will be considered "front yard" for the purpose of determining setback. For dwellings that have second floors, the second story elements must be set back a minimum of 30 feet from the property line. If the single story structure is greater than 25' in height at the front yard, an additional 6" of front yard setback must be provided for each additional 2' of height.

Rear Yards: A minimum setback of 20' is required. If the structure is greater than 25' in height at the 20' setback line, an additional 6" of rear yard setback must be provided for each additional 2' of height if the lot is adjacent to another residential lot or public way.

Corner Lots: Regardless of the orientation of the house, both street frontages of corner lots must meet the front yard setback of 20 feet for single story houses and 30 feet for two story elements. Greater setbacks are encouraged where possible.

Flag Lot: Flag lot setbacks must abide by the minimum standards, but are encouraged to provide greater side yards. Front yard is determined to be the face of the property most nearly parallel to the street from which the drive extends. Exceptions to this rule of "front" should be requested if the site defines a different property line as front yard.

### Wide and Shallow Lots

Because of the natural conditions of the North Ranch which consisted of hillsides and arroyos, some lots were created which fall into a wide and shallow nature. This means that the street frontage dimension is significantly longer than the yard depth, leaving larger than normal yard areas to one side of the residence. In these cases the Architectural Committee may consider, based on "special circumstances," uses in these larger yards which normally would only be considered in conventional "rear" yards. In no case, however, will structures be permitted within the required front yard or street frontage setback. While such elements as play structures, gazebos, swimming pools, etc. that would normally be placed in the rear yard may be considered to the side of the residence, they must be masked from view from the public right-of-way by landscaping. The purpose of this masking requirement is to minimize the impact of such amenities on the street scene as viewed from

the public right-of-way.

### Arroyos and Slopes - Required Setbacks

20'-0" minimum setback for all structures is required from the tops of any manufactured down slopes (or any natural down slopes adjacent to a public right-of-way) which are greater than 5'-0" in height and which have a slope angle steeper than 5 to 1 within any portion or section of the slope. Top of slope setbacks for open patio covers, trellis-type features and architectural features not exceeding 14 feet above grade and which are attached but subordinate to the main or principal structure may be reduced to 10'-0". Manufactured down slopes for all lots will be reviewed on a case-by-case basis. This is subject to review and approval of the Planning Director, in accordance with the Tract Conditions imposed by the City of Thousand Oaks. Greater setbacks are requested in all cases in which the pad size reasonably permits; two-story elements should observe a greater setback of 25'.

- (b) Usable open space: Calculations shall be submitted for each lot and indicated on the revised plot plan and shall comply with Section 9-4.904 (e) (1) of the Municipal Code. (1,000 square feet for two bedroom unit plus 200 square feet for each additional bedroom, 20-foot dimensions in all directions.) The location of the usable open space area with less than ten percent (10%) slope shall be within reasonable proximity and have a functional relationship to the residence.

In order to provide an incentive to reduce grading in hillside areas, particularly those lots with terrain in excess of 25% grade, the Planning Director shall have the discretion to allow usable open space on slopes between 10% and 25% grade for those lots which conform to grading plans filed in conjunction with the application and otherwise where the plan for lot grading reflects significant efforts to preserve natural topography.

Please refer to RPD's and CC&R's for further clarification.

- (c) Height/Story Limitation: Generally, upsloping lots viewed from the front from a lower elevation should provide one-story elements to screen two-story elements. Down-sloping lots viewed from the rear from either an adjacent lot or public right of way, including streets, arroyos or golf course which are at a lower elevation should provide one-story elements to the rear to prevent a high-profiled wall against the skyline.

#### Tract 3507-1:

The following lots are limited to structures of one-story height to reduce or eliminate building silhouette on the skyline: 2, 4, 6, 7, 10, 13 and 15-25 inclusive. However, the Architectural Committee may support a request to allow partial two-story sections remote from street frontages on these lots if the proposed development otherwise complies with the Architectural Guidelines.

#### Tract 3507-2:

Houses on lots 28 and 35 are restricted to one-story. Lot #74 is limited to 24' in height but may be two story. However, the Architectural Committee may support a request by the lot owner to allow partial two-story sections remote from street frontages on these lots if the proposed development otherwise complies with the Architectural Guidelines. Reference the City tract level restrictions, as well. Houses on lots adjacent to the golf course are limited to 30' in height above average finished grade at perimeter of footprint, and roof line

and floor plan should step with the natural change in terrain. One-story elements screening two-story masses are encouraged. Houses on lots non-adjacent to the golf course are limited to 32' in height above average natural grade at perimeter of footprint. Maximum overall height of any facade cannot exceed 35'.

Tracts 3507-4 & 5:

In Tracts 3507-4 & 5 there will be no lots restricted to one story, but there will be height restriction on certain lots. The maximum allowable height is 32' above the average finish grade at the perimeter of the house.

Lots restricted to 22' maximum height: 208, 211, 303, 304, 305, 306 and 309.

Lots restricted to 24' maximum height: 209 and 210.

Lots restricted to 28' maximum height: 212 and 213.

Lots restricted to 30' maximum height: 269, 270 and 271.

In addition, Lot 289 will be restricted to 20' height, 100 feet from the street property line

Tracts 4188 and 4195:

Tracts 4188 and 4195, which consist of builder production homes, were approved by the City of Thousand Oaks and conditioned within the RPD approval to consist of a certain neighborhood mix of single story and two story homes. For this reason, two story additions to existing single story residences would most likely not be approved. Restrictions for each individual lot should be verified with the City of Thousand Oaks Planning Department prior to design of exterior additions.

DETACHED GARAGES, OUTBUILDINGS, TERRACES AND OTHER STRUCTURES: The architectural character of detached structures shall be consistent with that of the main structure planned for the lot. Careful siting will allow these structures to be interrelated into a cohesive site design. Where utilized, exposed wooden structural members should be 4" x minimum for rafters, beams and rails as required by the Ventura County Fire Department of your fire zone, and 6" x minimum for verticals. The vertical members can be constructed with "plant-ons" to achieve detail as well as the required 6" dimension.

Shade, patio and garden structures should be constructed of materials of a permanent nature which are the same as those used on the main structure. For example, if the roof of the main structure is clay tile, then a solid patio roof should also be made of clay tile. If a lattice sun shade is proposed, it should be wooden and stained to match the wooden elements of the main structure. No aluminum, fiberglass or other similar patio covers will be allowed.

The height limit for detached structures such as pool houses and garages, is 14'-0" as measured from the finished grade to the highest point of the roof and cannot be more than single story.

Detached, enclosed structures, such as garages and pool houses shall meet the minimum front, side and rear yard setbacks of main structures.

Open, garden type structures, such as gazebos and shade trellis shall meet the minimum side yard setbacks for main structures, however, the rear yard setback shall be 1' for every 1' of height, but

in no case less than 10'. Care should be taken in locating such structures so as to not intrude upon the privacy of adjacent neighbors.

GARAGES: All two-car garages shall have a minimum interior dimension of 18' wide x 20' deep, while three-car garages shall be at least 27' wide x 20' deep. For all dwellings whose driveways exceed 50' in length, at least two extra guest parking places with a 25' turnaround shall be provided. For requirements on lots with driveways exceeding 50' in length, consult the Fire Department.

Houses with five or more bedrooms must have a three (3) car garage.

Garage doors shall be high quality wood or steel roll-up or single lift doors. Steel door may be factory finished, however the manufacturer's color shall not present a significant contrast to the color of the house exterior color scheme. For replacement doors, if changing, the style and color must be submitted to the architectural Committee for approval prior to installation.

DRIVEWAYS: Driveways serving up to two structures with their exterior walls greater than 150 feet from the public roadway shall be constructed 12 feet wide and a width of 20 feet shall be provided on driveways serving three to four structures.

All drives shall have a minimum vertical clearance of 13 feet, 6 inches (13'-6") and not exceed 15% grade. They should be concrete either stamped, salt finish, colored, or punctuated by the same masonry that is used on the building or constructed of interlocking pavers. Driveway materials sympathetic to those of the house are encouraged. Asphalt driveways will not be approved.

#### SECURITY GATES/PILASTERS

All security gates must be set back a minimum of 20 feet from the curb to allow for vehicle stacking off the street and must have a clear open width of 15'-0" to accommodate fire prevention vehicles. All gates or pilasters over 48 inches in height must meet the front yard setback from property line (minimum 20 feet).

Exceptions to front yard setback requirements from property line may exist in cases where the driveway drastically descends or ascends from the street. The Architectural Committee has the authority to review "special circumstances" for approval or disapproval for these cases. However in no case will gates be approved in a location that will not allow for vehicle stacking off of the street. Pilaster and gate locations are also subject to approval and permitting by the City of Thousand Oaks.

#### WINDOW/DOOR AWNINGS

Shading of the sun's penetration into interior spaces, where desired, should be by means of permanent architectural features which are incorporated into the overall design of the dwelling. Applied exterior awnings for the purpose of sun shading is highly discouraged, however, may be approved on a case-by-case basis if they meet the following criteria:

- ▶ Awnings must be rigidly stretched, heavy duty canvas or custom fabricated steel or aluminum design to be approved by the Architectural Committee. Fiberglass awnings will not be approved.

- ▶ Awnings must be a solid color that matches or blends harmoniously with the color of the exterior walls of the dwelling.
- ▶ The edges of the awning must be a straight line. Scallops or staggered edges will not be approved.
- ▶ The shape of the awnings must reflect the architectural style of the house.
- ▶ Awnings must be maintained in good condition at all times.

**COLORS:** Strong harmonies of color in earth tones which are consistent with the existing homes in the North Ranch are encouraged. Color intensity must be kept low for large surfaces.

Muted colors may be considered, while strong primary colors will not be allowed. All colors shall be evaluated on a case-by-case basis to determine compliance with the intent. Samples of appropriate colors are available for review at the Architectural Committee office.

**MATERIALS, MASONRY AND SIDING:** Exterior wall materials shall be limited to three (3) in number. Different materials must meet at inside corners. As houses in the North Ranch are viewed from all sides, a consistent approach of use of building material and detail such as wainscoting, wall recesses or projections, pilasters, window details, etc., must be incorporated on all facades of the dwelling. Consistent use of materials applies to all structures on the lot as well as to structural landscape features and privacy walls.

While authentic building materials such as brick, stone, or wood siding are encouraged and have been used extensively in the North Ranch, it is recognized that today's technology has produced durable alternatives. All proposed exterior materials are to be submitted to the Architectural Committee for review and approval.

Fireplace stacks should be constructed of a refractory material such as stucco or masonry unless on structures that have an otherwise predominately wooden finish surface; matching wood may be approved. Fireplaces must be equipped with an approved spark arrester.

**ROOFS:** Only pitched roofs will be approved; however, minor areas of flat roofs may be approved. Roofs on sloping lots should be sloped in the same direction as the lay of the land to blend structures with the topography. Slate, clay or concrete tiles should be specified for sloping roofs. If a blend of roof tile is requested, it is required to be done in a muted color spectrum with no distinct variations.

Experience to date indicates that concrete roof tile tends to be adversely affected by local climatic conditions which cause fading and white streaking (efflorescence). If concrete tile is proposed, you should require a manufacturer's warranty which includes an agreement to correct effloresced tiles for a three (3) year period from time of completion. Experience to date has shown that clay roof tile has not been affected by these adverse conditions.

**WINDOWS:** The proportionality of windows to exterior surfaces will be carefully considered by the Committee for each elevation of the proposed structure. The style and construction of window is required to be consistent on all elevations of the proposed structures. Quality is an important feature. Wood, wood clad, steel, high-quality factory finished aluminum vinyl and fiberglass windows are allowed and must be consistent with the house design. Other materials may be considered by the Architectural Committee if high quality standards are demonstrated.

Raw aluminum or clear anodized aluminum windows will not be approved.

WALLS: Free-standing privacy or garden walls should be integrated into the design of the structure to which they are associated and may be used only around trash areas, mechanical equipment and along portions of pool areas and side yards. They should be identical material and color and appear to be an extension of the wall of the structure, with all exposed surfaces finished. They should extend only along the side-yard property lines opposite the length of the house, and intermittently along rear yards. The maximum height of these walls is 6'-0" (See Exhibit 12). Solid privacy walls are not allowed on Kanan Road, Falling Star, Pathfinder or Windy Mountain, except where required for safety. Screening along these roads must be accomplished by means of plant material.

All walls over 2-1/2 ft. in height (not to exceed 6'-0" in height) shall not be constructed in the front yard setback of any lot. On corner lots a solid privacy wall may be constructed with a 10 foot setback along the side of the house, but in no case shall extend past the front facade of the dwelling into the "front yard", regardless of the front of the house setback from the property line.

Landscaping is encouraged instead of privacy walls. Where privacy walls are used and visible from public rights-of-way, landscaping is required to screen and soften the wall.

FLAG LOTS: The treatment of walls and fences along driveways of flag lots:

If a wall is proposed along the driveway to the flag lot in order to afford side yard privacy to an adjacent property owner, only intermittent privacy walls of 6' maximum height may be allowed, with intermittent wrought iron fencing, which may be installed at the side property line, but in no case shall be constructed closer than 20 feet from the street property line.

The intermittent proportion of solid wall to wrought iron fence will be reviewed by the Architectural Committee and must not unnecessarily impact adjacent property owners' views.

Flag lots may have perimeter security fencing around the entire lot given that it satisfies all other fencing setback conditions and restrictions of this tract. Privacy walls may exist around flag lot homes intermittently only in the yard areas opposite the structure. In front yards any wall over 2'-6" in height must observe the setback of the house.

FENCING:

Security and Decorative Fencing: All fencing within any lot is subject to Architectural Committee approval prior to installation and must comply with established design standards. (City approvals may also be required). Fencing is not required on any lot, except where required for pool safety.

Design and Height of Fencing: All property line fencing is required to be wrought iron similar to the graphic exhibit in the Guidelines and consistent with other adjacent fence designs in the North Ranch. Overly ornate designs will not be approved. The intent is that the fence will project a harmonious neighborhood design. The fencing design located within the property line should be consistent with the property line fence. The maximum height of fencing shall be six feet (6'-0"). The maximum height of fencing which is located on top of a free-standing or retaining wall shall be a combined height of six feet (6'-0"), measured from the lowest adjacent point. Terrain changes must be made by stepping the fence top with the terrain; the top shall remain horizontal with vertical posts. On steeper slopes the top may slope to match the angle of



