



Nellie Gail Ranch Owners Association

Architectural Review Committee Guidelines

(Adopted March 2009)
(Amended November 2020, ADU)
(Amended December 2024, Surveillance Cameras)

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I. Introduction**A. Responsibility of the Nellie Gail Ranch Owners Association**

One of the responsibilities of the Nellie Gail Ranch Owners Association ("Association") is the control of the physical character of the community to enhance the desirability and attractiveness of the area. The Association is charged with the administration and enforcement of architectural control within the community by the authority given to it, in the Declaration of Restrictions for Nellie Gail Ranch ("CC&Rs"). The CC&Rs provide for an architectural review committee ("Committee") with the authority to review and approve or deny all plans and specifications submitted to it for all proposed "Improvements" as defined in the CC&Rs.

The CC&Rs also give the Board of Directors of the Association the power to adopt Architectural Guidelines as general guidelines for the Committee to use in reviewing plans and specifications for proposed "Improvements".

For complete information on submitting applications, fees, timelines, inspections, site visits, appeals, easement access and other related issues, please refer to the "Architectural Review Committee Process" document.

B. Purpose of the Architectural Guidelines

The purpose of these Architectural Guidelines ("Guidelines") is TO PRESERVE THE UNIQUE RURAL AND NATURAL/OPEN SPACE ATMOSPHERE OF THE RANCH, PROVIDE ORDERLY DEVELOPMENT, FACILITATE A UNIQUE MIXTURE OF EQUESTRIAN AND ESTATE HOUSING STYLES, WHILE ENHANCING THE PRIVACY OF THE INDIVIDUAL HOME SITES AND PROTECTING PROPERTY VALUES.

General Goals:

PHYSICAL ENVIRONMENT: Standards that facilitate development of an attractive and varied choice of living and recreational facilities, which preserve open space and enhance the ecological and recreational potential of the area.

ECONOMIC ENVIRONMENT: Creation and maintenance of a community that develops in concert with the economics of private property rights and responsibilities to achieve property value stability

SOCIAL ENVIRONMENT: Attract a diverse population, with varied employment, age, and educational backgrounds through a mixture of housing sizes and styles.

The Guidelines are written to preserve a high quality of appearance, to assure compatibility between Improvements, and to protect and enhance the community's overall value. They are intended to be used by property owners and consultants in preparing plans and specifications for architectural, landscape, and

other Improvements; and by the Committee in reviewing these plans and specifications for conformance with the stated objectives. The Committee reviews proposed Improvements for aesthetic purposes only. It is the property owner's responsibility to follow all applicable federal, state, and local building codes; and to comply with the provisions of the CC&Rs. In the event of a conflict between the provisions of the CC&Rs and these Guidelines, the CC&Rs shall prevail.

II. Architectural Review Committee Guidelines

The following guidelines are supplemental to and an extension of the natural or open space controls, and for the area of a lot that is designated as the graded building pad. Nothing herein shall be deemed to create a right to build/construct any improvement in accordance with these guidelines. It is suggested that owners or their agents schedule a pre-submittal meeting with Association staff prior to submitting plans for Architectural Review Committee (ARC) approval on major construction projects.

A. Architecture

1. General Guidelines for Architecture

a. GRADED BUILDING PADS

All Nellie Gail Ranch residential lots have graded building pads. Some lots have no natural or open space and are totally graded pads. Generally, building pads drain directly to a public street and/or storm drain system. Graded pad shall drain directly to a public street or dedicated drain that does not drain to the natural/open space area, adjacent easements or neighboring properties.

b. NATURAL/OPEN SPACE

Article VIII, Section 7 (c) of the CC&Rs:

Except as otherwise provided herein, no building or structure except auxiliary structures, fences, utilities or drainage facilities shall be placed or permitted to remain in the slope areas in the Properties.

Article VIII, Section 12 of the CC&Rs, Natural or Open Space Controls:

That portion of each Lot, other than the graded pad for residential construction, is hereby designated a natural or open space area and shall be subject to certain additional restrictions limiting the use thereof. Those areas shall be limited to the following uses:

- (i) Equestrian – including barns, stables, corrals, and similar facilities in connection therewith.
- (ii) Agricultural – including animal husbandry (subject to County regulation), gardening, orchards, pastures, hothouses, greenhouses, etc., subject to the County Building Code.

- (iii) Fire Hazard Reduction Regions.
- (iv) Other similar open space uses.

Article IX, Section 3 of the CC&Rs, Outside Installations:

No radio or television signals nor any other form of electromagnetic radiation shall be permitted to originate from any Lot, which may unreasonably interfere with the reception of television or radio received upon any other Lot. No outside radio pole, antenna or clothesline shall be constructed, erected or maintained on any Lot except with the prior written approval of the Architectural Review Committee. The installation of all outside television antennae shall be subject to the prior approval of the Architectural Review Committee as to location, shape, height, and materials. No basketball standards or fixed sports apparatus shall be erected on or attached to the front of any dwelling Unit or garage without the prior approval of the Architectural Review Committee.

Article IX, Section 4 of the CC&Rs, Residential Structures and Auxiliary Buildings and Facilities:

Residential buildings, as well as auxiliary structures and facilities, including residential structures, garages, swimming pools, tennis courts, equestrian stables, and tack rooms, may be constructed upon certain Lots within the Properties. All construction of any kind, whatsoever, shall be controlled and regulated pursuant to the covenants, conditions and restrictions set forth in Article VIII hereof, and all such constructions shall have the prior written approval of the Architectural Review Committee as provided for herein. See Exhibit "C" for Auxiliary Structure specifications. *(See also Accessory Dwelling Unit and Junior Accessory Dwelling Unit Guidelines Adopted November 17, 2020 for specific Guidelines regarding dwelling unit structures.)*

c. EASEMENT AREAS

On many lots, easements to the Association have been designated and recorded for trails, landscaping and/or drainage purposes. All plans submitted for Committee approval must clearly show these easements. No construction is permitted in the easement areas. Setbacks are required from these easements. Surveys are required for installation of new fencing adjacent to trail easements, common areas, or neighboring property lines. Surveyor shall carry a current California State license. A copy of the survey report shall be submitted to the Association office immediately upon completing the report and prior to the start of construction. Only certified reports that are designated as such shall be accepted. Control points and markers shall be in place prior to construction and shall remain in place during the construction phase of the improvement, as installed by the surveyor, to assure no encroachment into adjacent trail easement or common area occurs.

d. ACCESSORY AND AUXILIARY BUILDINGS OR STRUCTURES

Accessory or Auxiliary Buildings or Structures shall be limited to the uses defined in Article I, Section 13; Article VIII, Section 7 (b) and c); Article VIII, Section 12; Article IX, Section 3; Article IX, Section 4 and Article IX, Section 8 of the CC&Rs; and the exhibits to the CC&R's.

Accessory Building shall mean any building, the use of which is clearly incidental and secondary to a then existing primary building located on the same Lot and which is used exclusively by the occupant of the primary building. Accessory Buildings erected and maintained upon any Lot or portion thereof shall conform generally in architectural design and exterior material to the finish of the primary building on said Lot and subject to the provisions hereof may be, but need not be, attached to said primary building.

Auxiliary Buildings and facilities shall mean:

Residential structures including work-out rooms, studies, galleries, libraries, playhouses, workshops, sewing rooms, and guest rooms

Recreational Facilities including swimming pools, tennis and sports courts, children's play areas and storage

Equestrian uses including barns, stables, corrals, and similar facilities in connection therewith

Agricultural uses including animal husbandry, gardening, orchards, pastures, hothouses, and greenhouses

All the above buildings, structures and facilities may require plant material for screening and shall be developed in such a way as to be harmonious with the surrounding landscape and topography.

Accessory Dwelling Units. Accessory Dwelling Units (ADU's) shall comply with State law, City zoning ordinances, Floor Area Ratio Limitations and as set forth in the following standards:

Attached Accessory Dwelling Units shall be limited to a maximum conversion of fifty (50) percent of the existing floor area of the existing primary dwelling or an addition of up to one thousand (1000) square feet.

Detached Accessory Dwelling Units shall be limited to a maximum of twelve hundred (1200) square feet.

In no event shall there be more than one (1) Accessory Dwelling Unit on a Lot. A Member may not have both an ADU and a JADU.

Accessory Dwelling Units shall be fully enclosed, have sanitary facilities, cooking facilities and a separate entry from the primary dwelling.

The entry (walkway / pathway) for the Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Association maintained slope or trail is not permitted.

Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.

Attached Accessory Dwelling Units shall not exceed the maximum height of, and shall comply with the minimum setback requirements of, the primary dwelling.

Detached Accessory Dwelling Units shall not exceed sixteen (16) feet in height.

Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.

Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.

Space permitting homes with an Accessory Dwelling Unit must have a minimum of three (3) enclosed garage spaces.

Accessory Dwelling Units shall not be placed in front yard setbacks. An attached ADU must have the same setbacks from property lines as the Primary Dwelling. A detached ADU must be set back a reasonable distance from side and rear property lines or Easements.

The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.

Garages: Except in the event of a Junior Accessory Dwelling Unit, garages shall be enclosed with an operable door of wood or steel construction as approved by the ARC. Garages shall not be used as habitable space. Carports are not permitted.

Junior Accessory Dwelling Unit. Junior Accessory Dwelling Units (JADU's) shall comply with State law, City ordinance and the following standards:

Junior Accessory Dwelling Units shall be limited to a maximum of five hundred (500) square feet.

In no event shall there be more than one (1) Junior Accessory Dwelling Unit on a Lot. A Member may not have both a JADU and an ADU.

A Junior Accessory Dwelling Unit shall be fully enclosed, have an efficiency kitchen, access to sanitary facilities in the primary dwelling and a separate entry from the primary dwelling.

The entry (walkway / pathway) for the Junior Accessory Dwelling Unit must be from the same street as the primary dwelling. Side street or rear street ingress and egress across or over an easement or Associated maintained slope or trail is not permitted.

Junior Accessory Dwelling Units shall match the primary dwelling in architectural character, color and materials.

The garage door shall be removed and replaced with materials, windows and doors to match the primary dwelling.

The Architectural Review Committee may require the removal of part or all of the existing driveway to allow landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking community sidewalks and drive aprons.

Junior Accessory Dwelling Units may not interfere with, affect the drainage of or be placed on or over easements and Association maintained slopes.

Junior Accessory Dwelling Units are to be located so as to minimize the impact to adjacent Lots.

The equestrian trails and easements may not be utilized for construction equipment access and may not be unreasonably interfered with for construction purposes.

e. NATURAL DRAINAGE ALTERATIONS

In the event of any alterations of natural drainage or concentration of drainage due to improvements or grading, any runoff shall be redirected to an approved drainage structure, which shall drain to an improved drain or public street.

The effect of improvements or any grading on natural drainage, trails and neighboring properties are a major concern, and concentration of water

runoff must connect to improved, engineered drainage facilities. Complete drainage plans must be submitted prior to any project approval and the effect of improvements or any grading on natural drainage must be clearly shown on any plan application.

f. LIGHTING

In accordance with Article IX, Section 8 in the CC&Rs: No exterior lighting shall be placed or maintained upon any Lot so as to cause an unreasonable glare or illumination upon any other Lot.

Walkway or landscape lighting shall be of the low-level type, three-foot maximum height. Low-level non-glare fixtures with hood shields are required to control light spillage. Lighting over 50 watts must be shielded and directional as not to cause unreasonable glare or illumination on any other lots.

Total wattage from a wall/post lamp shall not exceed 75 watts. Excessive numbers of unshielded lamps will not be permitted.

Sports court or tennis court lighting is not generally permitted, but where permitted shall be in a downward direction only onto the court surfaces with maximum fixture height of 16 feet and shall not produce significant light past adjacent property or easement lines.

g. EXTERNAL ANTENNAE & SATELLITE DISHES

The Committee must approve external antennae, satellite dishes and the like. Screening that blocks out the view of the antenna, satellite, etc. from streets and neighboring properties is highly recommended. Notification of adjoining property owners is required.

**h. FIXED OR PERMANENT SPORTS EQUIPMENT OR APPARATUS
(basketball standards, skateboard ramps, baseball pitch-backs, etc.)**

Fixed or permanent sports equipment or apparatus shall not be approved for front yard installation. All sports apparatus must be stored when not in use. Movable sports equipment such as - basketball hoops, pitch-backs, and hockey goals, used in the front yards may not be left overnight.

i. MAXIMUM HEIGHTS

Primary residential building height is limited to 2 stories, with a maximum height of 35 feet on pad areas, measured from the original graded pad elevation. Any variance from the height requirements must be based on unique or special circumstances and require a hearing, an area map, owners names and addresses submitted by the applicant, and approval by

the Committee after notification to all Nellie Gail Ranch property owners within 300 feet.

j. MINIMUM SETBACK

Setback requirements provide privacy between neighbors, a sense of openness, space for landscaping and a buffer between competing uses. As per Article VIII Section 9 (e), construction of all buildings on any Lot shall comply with the setback requirements as set forth in the County's E4 Zone. Setback is measured from the property line or from the adjacent Association easement line, where easements exist. Where property or easement lines are not clearly distinguishable, survey monuments may be required. All plans shall indicate all existing and proposed setbacks from property or easement lines. Eaves may project up to 24 inches into required setbacks.

k. MINIMUM LIVABLE AREA

The minimum livable area of all primary buildings shall be not less than 1,700 square feet. Cellars, basements, patios, porches, and garages are not included in the minimum livable area.

l. LOT COVERAGE

Maximum lot coverage shall be 35%. Only enclosed structures or covered structures shall be included in the calculation. Soft landscaping shall be emphasized in areas of lots that are highly visible to other properties in order to preserve the natural feel of the community.

m. FENCES

Equestrian wood fences shall be left "natural" or be painted a brown color approved by the Architectural Review Committee (ARC). Light colored PVC equestrian fencing will NOT be approved for use as property perimeter fencing.

Fencing of a style different from the Approved Fences, as noted in Exhibit "B" of the CC&Rs, or which are higher than six (6) feet, shall require the prior written approval of the Committee.

NO DOUBLE FENCING WILL BE APPROVED. The existing fence along the lot line, except where equestrian easements exist, shall be the only fence dividing adjoining Lots.

n. LIGHTING, SURVEILLANCE CAMERA & SOUND EMITTING DEVICES

Equipment that may be used or needed for security purposes (e.g., cameras, auto/motion detection lighting fixtures) and/or entertainment/hobby purposes (e.g., televisions, stereo speakers, golf simulators, audio/video gaming equipment) may be installed on the exterior of the Dwelling if within the Lot for use by the Lot owner. Such equipment must meet the following minimum standards:

No equipment is to be placed in the trail easement or Association maintained areas or outside the Owner's lot.

All equipment is to be obscured from the view of other Lots by a fence, planting or appropriate screen placed on the Owners Lot.

All equipment and/or any of its components do not constitute a nuisance (e.g., of either light, sound, or other elements).

Except for devices used exclusively for Dwelling security purposes, no other horns, whistles, bells, or other sound devices shall be located, used, or placed on a Lot. Audible security devices must be directed away from the trail easement. To reduce false alarms, motion sensors must be placed away from trail easements and programmed to activate only upon movement within the Homeowner's property boundaries. Verbal alarm systems, with a human voice decibel level (e.g., street crossing warning) to notify the intruder they have been detected, is preferred to minimize disturbance to neighbor and alarming animals on the trail easement.

Security cameras must have a fixed field of vision limited to the Lot owners private property, trail easements and public areas. In no event is the field of vision to extend into any neighboring Dwellings backyards or windows.

Security cameras may not be mounted above the roof line or above side yard property line walls. To reduce false alarms, security cameras with flood lights may not be placed near or adjacent to the trail easement. Motion activated flood lights must be placed to minimize the impact on neighbors.

All equipment, power and cables related to outside security and entertainment are to be routed inside the wall, ceiling or floor framing of the Dwelling. They should not be visible from the Lot.

Homeowner installed lighting of any area outside of their Lot, including trail easements, is prohibited.

o. SECURITY PLANTING

Nellie Gail Ranch encourages the use of defensive planting (e.g., thorny plants) adjacent to the trail easement to minimize the potential for

unwanted access to private property from trail easements. Plants may only be placed in the Homeowners Lot and not in the trail easement or Association maintained areas. Planting may not be invasive or toxic to animals.