BUILDING REGULATIONS

FOR

CRYSTAL SPRINGS RANCH
HOMEOWNERS ASSOCIATION
Santa Clarita, California

BUILDING REGULATIONS

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INTRODUCTION

The Crystal Springs Ranch Homeowners Association of Canyon Country, a non-profit California corporation, is referred to herein as the "Association". The Board of Directors of the Association has the right to impose property liens for violation of these Building Regulations.

The Architectural Review Committee of the Crystal Springs Ranch Homeowners Association of Canyon Country, the members of which are appointed in accordance with the By-Laws of said Association, is referred to herein as the "Committee".

All regulations as defined herein apply to all Lots identified in the Declaration, unless specifically stated otherwise.

I
DEFINITIONS

Words used in the present tense include the future tense; the singular includes the plural; word *"person"* includes a corporation, partnership and Association as well as individuals; the term *"shall"* is mandatory and *"may"* is permissive.

A) BUILDING: A structure having a roof supported by columns or walls including underground fallout and bomb shelters.

1. Main Building: A building in which is conducted the principal use of the lot or building site on which it is located.

2. Accessory Structure: A subordinate building on the same lot or building site above or below grade, including fallout and bomb shelters, the use of which is incidental to that of the main building and which is used exclusively by the occupants of the main building, and shall not include a business.

3. Garage: A building for the housing of not more than six motor vehicles with a roof and enclosed on four sides.

4. Cellar: That portion of a building below the residence floor which is wholly or partially below grade.

5. Single Family Dwelling: A residence or dwelling for one family alone having but one kitchen.

6. Story: That portion of a building or structure included between the surface of any floor and the finished ceiling above it.

B) LOT:

1. Any piece of land, the description of which is filed with and approved by the Board of Directors of the Association, regardless of plots recorded in the Office of the County Recorder.

2. Lot Lines: The boundary lines of lots are:

a) Front Lot Line - The line dividing a lot from the street, road or driveway. On a corner lot, only one street line shall be considered as a front lot line, and such front lot line shall be determined by the City.

b) Rear Lot Line - The line opposite the front lot line.

c) Side Lot Line - Any lot lines other than the front lot line or the rear lot line.

3. Easements: The area along the exterior boundary lines of any lot or building site reserved by any Declaration of Restriction, reservation or conveyance to be used for roads, streets, bridle trails, parkways, park areas, and for any public or quasi-public utility service or functions beneath or above the surface of the ground.

C) YARD: An open space other than a court, on a lot unoccupied and unobstructed from the ground upward except as otherwise provided in these Regulations.

1. Front Yard: A yard extending across the full width of the lot or building site between the side lot lines and measured between the front street or road easement and either the nearest line of the main building or the nearest line of any enclosed or covered porch or covered terrace attached thereto.

2. Rear Yard: A yard extending across the full width of the lot or building site between the side lot lines and measured between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch or covered terrace. Where a rear yard abuts a street, road or way, it shall meet front yard requirements of these Regulations. Where an easement traverses the rear portion of any lot and the owner of the subservient tenement does not have the right to use the surface for buildings, then the rear lot line shall be considered to be the rear line of that portion of the lot to which the easement does not apply.

3. Side Yard: A yard extending from the front yard to the rear yard between the side easement line where an easement exists and the nearest line of the main building or of any accessory building attached thereto. Where there is no existing easement along the side of the lot, then the side yard shall be measured from the side lot line.

4. Service Yard: An enclosed area for the storage of trash containers, wood, clotheslines, etc.

II
BUILDING DESIGN AND CONSTRUCTION

A) GENERAL DESIGN REQUIREMENTS

1. New residences and additions to existing residences shall be no more than two stories in height. Step-down floor levels and roof planes conforming to natural grade are encouraged as are porches and terraces.

2. All structures such as storage sheds, patio covers, tennis courts, pool equipment enclosures, trash enclosures, stables, etc., require Board approval. All setback requirements apply to all structures. (See Section III(D)).

3. Design must be of a type or kind as will, in the opinion of the Committee, be appropriate to its site, harmonize with the surroundings, and maintain the quality of the neighborhood. The design must be viewed as *"reasonably good of its kind"*.

4. Plans for new residences shall provide a minimum living area of 3,000 square feet of floor space, exclusive of garages, porches and terraces.

5. Each new residence shall have a fully-enclosed garage with a minimum capacity of three cars. Porte-cocheres are not viewed as filling the three-car requirement.

6. The construction or erection of an accessory building, swimming pool or tennis court may not precede construction of the main building without prior approval of the Architectural Review Committee. No construction may begin without express approval.

7. Accessory buildings for guest quarters or servants' quarters are allowed provided that such accessory buildings have no kitchen or kitchen facilities. Such accessory buildings shall not be greater in area than 50% of the liveable area of the main building, nor used as sub-let or rental properties. All Accessory buildings must meet city permit requirements.

8. Any improvement, whether proposed to be temporary, portable, or permanent, shall meet the standards set forth above for permanent structures.

B) MATERIALS

1. Exterior walls may be of wood, stone facing, brick, boarding or siding, stucco, or concrete masonry.

2. Roofing materials shall be concrete tiles, clay tiles or slate. In no case shall any asphalt shake, shingle, or simulated composition of shake or shingle product be approved.

C) ROOFS

1. The pitch of all roofs shall be a minimum of 4" in 12". Flat roofs are prohibited.

2 Skylights are to be as flush to the roof plane as is practical. Plastic bubble lights are not permitted.

3. Soffits may be plastered or left exposed but overhead utilities must be obscured.

D) DECKS

1. Decks which are more than two feet above grade must be closed from their undersurface to grade with fire resistant materials if they are visible from any ingress or egress easement or street.

2. Decks shall not project more than one foot beyond under structure, and may not be of excessive size in relation to the house.

3. Deck surfaces shall be constructed of fire resistant materials and shall be enclosed by L.A. County Building and Safety approved railings.

4. Decks shall be painted or stained to coordinate with existing house color scheme.

E) PAINT, TRIM AND ORNAMENTATION

1. Exterior paint colors shall be approved by the Association. Any change of exterior color on existing residences shall be submitted to the Association for approval.

2. The finish of other structures, fences or enclosures must be approved by the Committee.

3. Wrought iron or other ornamentation must be approved by the Committee.

4. Bamboo roll-down shades, metal/fiberglass and/or plastic awnings or patio coverings are prohibited.

F) EXTERIOR LIGHTS

1. Any exterior lighting must be approved by the Committee with the exception of low voltage lighting systems.

2. Any exterior lighting shall not have a negative impact on adjacent properties.

3. Decorative Holiday lighting is permitted, but must be removed within thirty (30) days after the Holiday.

G) POOLS

1. Pools and all that is appurtenant to them must comply with all applicable requirements. (See lighting, fences, setback requirements, etc.)

2. All pools shall be permanent structures and subterranean.

3. No temporary pool structures shall be permitted, i.e., doughboy.

4. Pool equipment shall be located per side and rear setback requirements so as not to have a negative impact on an adjacent property or public right of way.

H) TENNIS COURTS

1. Tennis courts and all that is appurtenant to them must comply with all applicable requirements. (See lighting, fences, setback requirements, etc.)

2. Fencing and lighting shall not be permitted where they have a significant negative impact on adjacent property or public right of way.

III
SITE REQUIREMENTS

A) GENERAL

1. There shall be but one single family dwelling constructed or erected on each lot.

2. All buildings, including accessory buildings, shall not cover more than 25% of the area of the entire lot, exclusive of easements.

3. No pool, stable, or tennis court shall be constructed in the front yard or side yard if it is in full view of a public right of way, unless approved by the City and the Association.

4. Pre-grading and pre-filling are prohibited where these could cause a negative impact on other properties. This is important to preserve the natural topography of the area, to prevent a possible future owner from being " locked in" in developing the site, to guarantee that the cutting and filling of the site will be up to the required standards at the time of construction, and to prevent dumping of excess soil from another site. All grading must conform to City or County requirements, inclusive of applicable permits.

5. Because conformance to the natural grade is desired where ever possible, import or export of soil is discouraged. If not balanced, proposed amount of cut and fill and import or export of soil must be stated on the PRELIMINARY plans.

B) EASEMENTS

1. Easements are perimeter areas of one's property dedicated to the Homeowners Association or public utilities and are reserved for roads, streets, bridle trails, parkways, park areas and public or quasi-public utilities. Hence, no building, pool, fence, pole (except public utility and postal service), drainage structure, grading, paving or any obstruction may be placed on any easement.

2. The parkway easement is that portion of property in the front of each homeowner's lot that extends 30 feet from the center line of the street. This typically results in a 10 to 12 foot area that is referred to as "the parkway".

a) This parkway may be used for pedestrian traffic by people, pets and horses.

b) Each homeowner has the responsibility to maintain their parkway(s) which may be landscaped with either decomposed granite or planted lawn.

C) DRAINAGE

1. No obstruction, diversion, bridging or confining of the existing channels through which surface water in time of storm naturally flows upon or across any lot, shall be made in a manner as to cause damage to other property, except that any existing channel may be diverted, bridged, confined or reconstructed, or a new channel constructed, provided said new channel, or diverted, bridged or reconstructed channel is adequate to carry the amount of storm water liable to flow therein. All changes in waterflow must comply with City or County code.

2. While open natural drainage ditches exist, it is the responsibility of each property owner to maintain and keep all passageways free from vegetation, etc., which may obstruct the free flow of drainage through the property.

3. There shall be no open drainage ditches, berms or swales across or in any road or easement.

4. Proper drainage facilities shall be provided at the point where driveways connect with the road system to prevent the damming or diversion of the natural flow of storm water along the side and shoulder of said road, or to cause such storm or flood water to be diverted onto the owner's property or any other property.

D) SETBACK REQUIREMENTS

1. New residences and accessory structures shall be located on the lot so as to provide:

a) Front Yard: Not less than 50 feet from the front property line, the center of the street. No accessory structures shall be located in the front yard.

b) Side Yard: Not less than 20 feet from the side lot line. Setback requirements for Tract 46364, referred to as Phase 4, are not less than 10 feet from the side lot line.

c) Rear Yard: Not less than 20 feet from rear property line. Accessory buildings may be constructed within the rear yard provided they conform to other requirements of these regulations.

d) Pools, tennis courts, and other flat hardscape are not considered accessory structures.

e) Easements. If an established easement boundary encroaches more than the setback requirements defined above, this boundary shall govern set-back requirements on a specific property. Easement boundaries shall apply to all residences, accessory structures, and flat hardscape.

E) DRIVEWAYS

1. All driveways leading from any residence to the road system shall as nearly as possible connect with and intersect at right angles.

2. All driveways shall be constructed at a pitch of not greater than one to five. Paved driveway in road easement shall slope 1/4" in 12" from road easement or property line to existing road pavement measured at right angles to easement or property line and shall slope with existing road paving parallel to road easement or property line.

3. All driveways shall be concrete or masonry; asphalt driveways are prohibited.

F) STABLES/SHEDS

1. Each new site plan or site modification plan may allow adequate space and location for a stable capable of accommodating feed, tack and stall for a maximum of one hoofed animal per 5,000 square feet in accordance with City or County regulations.

2. All stables or shelters for housing animals shall be located not less than 50 feet from any residence, including attached garage, and at least 25 feet from the exterior boundaries of the property on which situated, and all corrals must be located not less than 50 feet from any window or door of any residence or dwelling used for human habitation.

3. Vehicular access to stable areas must be provided for delivery of feed and removal of waste. Such access need not be paved but grade must not exceed 20% or 1 in 4.

4. Stables shall be one-story. A hayloft may be provided in the attic without glazed openings. Such hayloft shall be used exclusively and only for the storage of feed, tack and stable equipment.

5. Stables/sheds must coordinate with materials, roofing, paint and trim requirements applicable to houses. No metal storage sheds are permitted.

G) LANDSCAPING

1. Front yard landscaping shall be completely installed within six months from the close of escrow. All plans require Board approval.

2. Any yard area (front or rear) that is directly visible from any public right of way or streetscape shall be landscaped within one year from the close of escrow.

3. Cut and fill banks must be planted in accordance with L.A. County Erosion Control requirements before issuance of certificate of completion and turning on of utilities.

4. All large trees and shrubs shall be planted so as to demonstrate sensitivity to the scenic views of neighboring residences.

H) RETAINING WALLS

1. Retaining walls higher than 5' above finish grade are prohibited, unless approved by the Architectural Review Committee. Retaining walls may be used to bring the grade to the maximum 5' height provided an acceptable landscaped design is submitted with the plans.

2. Retaining walls may be constructed with slump stone, clay brick, adobe brick or (brick faced or stone faced masonry block walls) and shall be clearly identified for review and approval by the Board.

I V
FENCES AND ENCLOSURES

A) All new residences completed after January 1, 1993, must have an enclosed service yard not less than 4' x 6' or any approved shape not less than 24 square feet which shall be enclosed by a fence or wall at least 5' high. Such yards are to be inconspicuous to neighbors and view from streets or easements.

B) No enclosures of the exterior or boundary lines of any site, lot or parcel may be erected or maintained as approved by the Homeowners Association except a wooden fence constructed of vertical posts protruding 54" above ground and spaced not more than 10' center to center, and attached thereto 6" wide boards running horizontally, starting 3" down from the top and spaced vertically 15" center to center and painted white. Wire fencing may be attached to the inner side of said fences. The use of walls for such purposes is prohibited. Any such fence or enclosure on or near the exterior boundary lines of any lot or building site, or which appears to enclose the site, shall be deemed an enclosure of the exterior or boundary lines of any lot or building site.

C) Split rail fences are recommended for corrals and pipe fences for corrals are permissible with the approval of the Committee.

D) No fences shall be erected on, constructed in or enclose any easement.

E) Fences enclosing tennis courts may be of chain link or other material and must be approved by the Homeowners Association.

F) Fences enclosing pools may be of wrought iron or other material and must be approved by the Homeowners Association.

G) Enclosures constructed for the keeping of a stallion must meet the requirements of the Homeowners Association.

H) Barbed wire fences are prohibited.

I) Gates used with three rail fences are to follow the same style. All other gates are to be approved by the Committee.

J) Equipment for pools and other mechanical apparatus shall be housed, fenced, walled, or completely screened by landscaping.

V
PROCEDURES

A) FILING PLANS (ALL PROPOSED PROJECTS)

1. No new construction, additions, hardscape, landscaping, etc., shall commence until plans have been submitted to and approved by the Board. Plans need not be prepared by a certified licensed architect, but approvals require a clear, complete and accurate description of the work being applied for. Approvals require compliance of all existing regulations, and it is the sole responsibility of the applicant for the accuracy of all plans and documents submitted to the Board for approval.

2. All plans shall show the name and address of the owner of the property, lot and tract number, and the name and address of the architect preparing the plans, if any. Should corrections be necessary, the original plan filed shall remain with the Committee.

3. All plans shall be submitted in the form of blueprints, or shall be drawn on clean white drawing paper. Floor plans and elevations noting materials and dimensions clearly for final working drawings shall be drawn to a scale of 1/4 inch to 1 foot.

4. All plans must include a plot plan, grading plan, floor plan and elevations of all sides, roof plan, and such sections as may be required for clarity; exterior color scheme and square footage chart of the building shall also be included. Pool and tennis court plans must be submitted separately. The Committee may require a perspective (three dimensional rendering), if, in its opinion, the design is not clearly shown on the plans. Complete elevations affected by additions or remodeling must be shown on the plans submitted.

5. All plans are to be submitted to a Member of the Board of Directors' or during normal business hours to the Homeowners Association management office.

6. The Architectural Review Committee meets once each month to review all plans that have been submitted for review. An approval letter will be issued by the Homeowners Association only after Committee approval of final working drawings. The Committee shall have 30 days from its last regularly scheduled meeting to issue the final approval letter. No construction may begin unless written approval is received from the Architectural Review Committee.

7. Plot plans shall include:

a) Existing and proposed finish grades with 2' contours of all areas affected by grading. The Committee may require additional contours to describe the proposed grading. The amount of import and/or export of soil required by the grading plan must be shown on the preliminary as well as the final plans.

b) Roads, driveways, trails as they exist and easements with the width thereof.

c) Terraces, pools and paved areas.

d) Building plan outlines and the areas requiring cut and fill, lot dimensions and north arrow.

e) All existing and proposed structures, including fences and service yard areas.

f) A minimum scale of 1" = 40' shall be used.

g) Complete lot must be shown including all property lines as well as existing and proposed structures. Small key plan allowed when house area is shown at a large scale.

B) <u>FILING PLANS (NEW RESIDENCES AND RESIDENCE ADDITIONS ONLY)</u>

In addition to the filing provisions that have been outlined above for all projects, new residences and residence additions will also require that:

1. Plans for new residences and residence additions shall be submitted in duplicate to the Committee in PRELIMINARY form prior to submission in the final form. Working drawings will be accepted for review only after preliminary plans have been approved.

2. All final plans are to be filed in DUPLICATE.

3. One set of approved plans shall be retained in the Association files and may be released only to responsible blueprint companies for duplication and must be returned to Association files. One set of approved plans is to be provided for the use of the Association's Architectural Review Committee, and one set will be returned to the property owner. This "Approved" plan may be taken to the appropropriate City or County Office for their approval, as necessary, and a permit obtained from them when their plan check has been completed.

C. TIME PROVISIONS

1. Preliminary plans, when required to be corrected or re-drawn, shall be re-submitted by the owner or builder to the Committee within 120 days. Should the owner or builder fail to re-submit corrected plans within the 120 day period, then new preliminary plans shall be re-submitted.

2. Final plans of new residences shall be submitted to the Committee within one year after approval by the Committee of the preliminary plans.

3. If the proposed building, structure, or work has not commenced within one year from the approval of the final plans, then the plans shall be null and void and new plans must be submitted.

4. Each approval issued by the Association under these regulations shall expire by limitation and become null and void within one year from the date of issuance of such an approval. After the work has commenced, should the building or improvement authorized by such permit be suspended or abandoned for a period of more than 120 days, then such approval shall be null and void. Before the work can be resumed, working plans must be re-submitted to the Committee for approval.

D. INSPECTIONS

1. All construction or work for which an approval has been granted shall be subject to inspection by the Association. A survey of the lot may be required to verify the compliance of the construction with the approved plans.

2. A set of plans which shall have affixed the stamp of approval of the Association shall be available for inspection on the job site at all times during construction.

E) CONSTRUCTION

1. All work shall proceed with diligence and it shall be the obligation of the owner or his agent to provide portable chemical toilets for all workers.

2. During construction, the premises shall be kept free from scraps, rubbish, paper or other debris and there shall be no burning on the premises.

3. Temporary living trailers are allowed on the property for one year following approval of construction plans. Extensions of this time period are subject to Board approval. Location of temporary living facilities requires Board approval.

V I
BUILDING APPROVALS

A) No person shall erect, construct, enlarge, alter or move any building, fence or structure or perform any grading in the area under control of the Association without first obtaining an approval for each such building structure or grading from the Association.

B) One copy of these Regulations shall be furnished upon request to each property owner without charge. A fee of $5.00 will be charged to others.

IN WITNESS WHEREOF, we, being all of the directors of the CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION, hereby enact the foregoing By-Laws as the By-Laws of said Association, duly adopted at a meeting of the Board of Directors thereof, held on the ___ day of _____, ____.

Sara P. Seeley
President, Board of Directors
Crystal Springs Ranch
Homeowners Association

John A. Gonzalez

Tony M. Varela

Steven Turner

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting secretary of the CRYSTAL SPRINGS RANCH HOMEOWNERS ASSOCIATION, a California nonprofit corporation, and,

IN WITNESS WHEREOF, I have hereunto subscribed my name this ___ day of _____, ____.

Kathy Doyle
Secretary, Board of Directors
Crystal Springs Ranch
Homeowners Association