

**STANDARD CONDITIONS**  
**Rancho Santa Fe Association**

Rancho Santa Fe is a unique community which has taken years of diligent hard work and stewardship to perfect. When working in Rancho Santa Fe you are requested to respect the amenities of the community and maintain the peaceful environment. During construction you are requested to supervise the building site so that it does not become a nuisance in the community. **Your workers are specifically requested not to park on the trails, litter or play loud music and to respect the limits on the hours of construction.** Failure to voluntarily maintain a building site that is compatible with the resident's peaceful enjoyment of the community may result in the Rancho Santa Fe Association taking mandatory steps to require such compliance.

**Note: The Owner of Record and the Contractor must sign and return this letter prior to receiving a Building Permit.**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, we (Owner)\_\_\_\_\_ and

(Contractor)\_\_\_\_\_, agree that in the performance of work of construction covered by the Rancho Santa Fe Construction Permit, will fully abide by the applicable provisions of the Rancho Santa Fe Protective Covenant, the Bylaws of the Rancho Santa Fe Association, and such other regulations adopted by the Rancho Santa Fe Association or its officers or agents, relating to building and construction on real property subject to the jurisdiction of the Rancho Santa Fe Protective Covenant. Without limiting the generality of the foregoing, the following requirements in particular will apply:

1. Any landscape screening specifically required as a condition of a permit shall be permanently maintained and replaced in-kind if disease or removal occurs. The replacement of landscape shall be subject to a schedule approved by the Association.
2. The approved landscaping shall be completed within six (6) months of substantial completion of the construction of a new residence or commercial building.
3. All electric light and telephone connections from the buildings to the main trunk lines in the streets, alleys or along private rights-of-way shall be installed in underground conduits except that with the approval of the Association, in writing, certain exemptions may be granted. Pad-mounted or underground transformers are required.
4. Temporary construction sheds will be removed from the building site when the permanent building can adequately house tools and equipment. It is understood that temporary construction sheds cannot be utilized as living quarters. Temporary construction sheds should be located in unobtrusive locations; screening and/or alternate locations may be required for those structures that are inappropriately screened and/or sited.
5. All skylights must consist of tinted, flat-profiled glazing and bronze, anodized frames.
6. Any mechanical equipment and refuse containers must be screened from view. A solid fence/wall and gate are preferred. The Association shall approve the method of screening.
7. The project must comply with the Outdoor Lighting Regulation. New light fixtures should incorporate a diffused lens (frosted or sandblasted). The light source (bulb) shall not be distinguishable. No uplights shall be used.
8. No glass block shall be used on this structure. Any structure or architectural design feature specifically required to achieve regulatory or aesthetic compliance to the Association must be constructed and permanently maintained.
9. Any concrete drainage improvements must include an integral color matching the adjacent soil color.
10. The project will be constructed in accordance with the approved colors and materials board on file at the Association office. In the case of an extension or alteration to an existing building, colors and materials shall match the existing building unless otherwise expressly approved by the Art Jury.
11. During construction, the site shall be kept in a clean and tidy manner, to the satisfaction of the Rancho Santa Fe Association.
12. Construction employee parking shall be maintained to the satisfaction of the Rancho Santa Fe Association, and shall not be a nuisance to surrounding property owners. Construction employees shall not park on the trails.
13. Fencing and walls must be kept in repair and in a condition acceptable to the Association.
14. All tennis court fencing will be black vinyl chain link with flat-black painted posts.
15. In the event of a breach of the conditions hereof by the owner and/or contractor, all costs, expenses and damages directly or indirectly resulting therefrom, including a reasonable attorney's fees incurred in enforcing the provisions hereof, will be paid to the Rancho Santa Fe Association.

Owner's Signature \_\_\_\_\_ Contractor's Signature \_\_\_\_\_

Contractor's Phone number (s) \_\_\_\_\_

Staff Use Only: Property I.D. \_\_\_\_\_