

CHAPTER 11

BUILDING SITE MAINTENANCE REGULATION

1. Scope and Purpose. The purpose of this regulation is to establish minimum requirements and standards for premises, buildings and other structures to protect and promote the health, safety, and general welfare of the community.

2. Vehicles. No owner of a Building Site (as defined in Article VI of the Articles of Incorporation of the Rancho Santa Fe Association (the "Association"), shall permit any boat, boat trailer, camper, camping trailer, horse van or trailer, other trailers of any kind or recreational vehicle of any kind to be parked or stored on such Building Site, if such vehicle can be viewed from a public or private street or from any nearby residences. No owner of a Building Site shall permit the long-term (more than 30 days) parking of a passenger car, van, SUV, motorcycle or truck on such Building Site, if such vehicle is not in use and can be viewed from a public or private street or from any nearby residences.

No owner of a Building Site shall permit any vehicle of any kind located on such Building Site to be utilized as a dwelling or for sleeping quarters at any time.

3. Accumulation of Junk and Rubbish. No owner of a Building Site shall permit the accumulation of junk, trash, landscape debris, waste paper, cartons, boxes, appliances, tires, cans or other similar items on such Building Site. Trash placed in containers at the curb for collection shall not be placed for pickup more than 24 hours prior to the usual collection time. The containers shall be removed and stored within 24 hours of the trash pickup.

4. Maintenance of Houses, Other Structures, Hardscape and Irrigation and Drainage Systems. At all times an owner of a Building Site shall keep house(s), other structures and hardscape on such Building Site in a high class condition to preserve the unusually attractive aspects of the community. Every Building Site owner is responsible for maintaining all houses, other structures, hardscape and irrigation and drainage systems on such Building Site, including, but not limited to, exterior building walls, roofs, foundations, decks, porches, balconies, windows, exterior doors and frames, garage doors, decorative features, walls, fencing (all materials), gates and pilasters, fountains, irrigation and drainage systems, swimming pools, hot tubs and all hardscape surfaces.

5. Dead or Unsightly Vegetation and Plantings. Every Building Site Owner is responsible for removing dead or dying trees or shrubs and excessive grass or weed growth. Every Building Site Owner is responsible for maintaining all landscaping on such Building Site, including, but not limited to, trees, shrubs, turf areas, planting beds, orchards and any other plantings, in a workman like manner to prevent their decline, failure or uncontrolled growth and in a manner to enhance the appearance of such Building Site. All trees and areas of natural vegetation shall be trimmed periodically to prevent fuel for a fire and damage to persons or property from falling limbs.

6. Screening & Storage. No owner of a Building Site shall permit the accumulation of any materials on such Building Site, whether or not contained in metal, plastic or wood trash containers, unless screened in such a manner as to not be visible from a public or private street or from any nearby

residences. All storage unit enclosures require approval of the Covenant Design Review Committee.

7.Firewood. No owner of a Building Site shall permit the accumulation of firewood on such Building Site unless such firewood piles are neatly stacked or not visible from a public or private street or from any nearby residences.

8.Vacant Structures. The owner of a Building Site shall notify the Manager of the Association of the pending vacancy or vacancy of any house on such Building Site, not less than 30 days of such house being vacated, by submitting a "Notice of Vacant House Registration Form." The Association will notify the Rancho Santa Fe Fire Department and the Rancho Santa Fe Patrol that such house will be vacant. A vacant house is defined as a house that is either (1) not legally occupied for a period of at least 60 days and without water, electricity or natural or propane gas usage; (2) partially constructed after the San Diego County building permit authorizing its construction has expired (or has been abandoned); or (3) vacant after title has been transferred pursuant to either a judicial or non-judicial foreclosure of a mortgage or other security interest securing a debt.

Adopted November 2, 2017