



STANDARD CONDITIONS

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. _____

Adopted 11/03/2005
Amended 12/01/2008



CONDUIT INSTALLATION REQUIREMENT

All applicants are required to install a conduit pipe for fiber-optic cable when implementing new construction projects or substantial remodeling revisions. The requirement was approved by the Covenant Design Review Committee (CDRC) on September 27, 2016, in preparation for a community fiber-optic project. Conduit installation will facilitate property owner participation in fiber-optic internet service and will reduce construction cost and impact when the fiber network is being installed.

A. When is conduit required?

1. All Project Applications are required to install a conduit pipe from the public street to building (existing buildings or planned constructed) during all new projects, and projects that are deemed “substantial remodeling revisions”. Projects that fall under Regulatory Code Section 31.0302 through 31.0309 are NOT required to install the conduit.

B. Required conduit installation specifications:

1. Trenching shall be a minimum of 24 inches deep.
2. The conduit piping shall be a minimum of 2 inches in diameter.
3. The conduit piping shall be “Schedule 40”.
4. The conduit shall run from the edge of the property line (adjacent to the public right-of-way) to the home (existing or planned). The specific location of the conduit will be the decision of the Property Owner.

Owner Signature: _____ Date: _____

Contractor Signature: _____ Contractor Phone Number: _____

Staff Use Only:

Property I.D. _____

Adopted 10/2016



EASEMENT DISCLAIMER REGULATION

The granting of a project approval and issuance of a construction permit by the Rancho Santa Fe Association (the “Association”) is not an opinion as to the validity or scope of any rights that the applicant may (or may not) possess to use or improve an easement that may affect the applicant’s property, and the Association does not render an opinion or provide any interpretation of the terms or conditions of such easement. The granting of a project approval or a construction permit by the Association does not affect or change the rights or duties of the parties to any public or private easement, including, but not limited to easements for access, driveways, right-of-way, conservation, construction, development, ingress/egress, parking, roads, utilities or other purposes. Driveways, roads, retaining walls, fences, walls, and other structures and improvements that are erected and maintained upon such easement areas are at applicant’s own risk. The Association disclaims any liability or responsibility for such improvements. If it is determined that the applicant does not have the right to use or improve the easement, the applicant may be required to move or remove structures or improvements located within the easement. **The Association will provide notice to each party to an easement promptly upon the granting of a project approval and issuance of a construction permit which may affect such easement.**

The substance of this regulation shall be added as a standard condition to construction permits.

Please list all the parties to the easement and their mailing address:

1. _____
2. _____
3. _____
4. _____

By signing below, I consent to the easement disclaimer and certify that I have listed all the parties to the easement and their mailing address.

Owner Signature: _____ Date: _____

Contractor Signature: _____ Contractor Phone Number: _____

Staff Use Only:

Property I.D. _____

Adopted 12/15/2017