

Knightsbridge Country Estates

OWNERS' ASSOCIATION

Architectural Guidelines

Prepared by: HOA Board and ACC Members

Effective Date: 5/4/2021

Architectural Guidelines for Knightsbridge Country Estates

Section 7.9 of the Knightsbridge Country Estates Owners' Association CC&Rs state that the Architectural Control Committee may, from time to time in its sole discretion, amend the Architectural Guidelines.

Under this authority, this revision replaces and supersedes all previous Architectural Guidelines. Landscape installations, structures, pools, spas, fences, ADUs or other architectural features that were approved by the Architectural Control Committee or the Board of Directors using previous versions of the Architectural Guidelines shall be considered approved.

Architectural Control Committee

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1. INTRODUCTION TO THE ARCHITECTURAL GUIDELINES

In order to preserve the desirability, attractiveness and Architectural integrity of the Knightsbridge Country Estates Community, Declarations of Establishment of Conditions, Covenants and Restrictions, hereinafter referred to as "CC&R's", authorize the formation of an Architectural Control Committee for the individual lot improvements.

The Architectural Control Committee, hereinafter referred to as the "ACC", is charged with the responsibility to review any reconstruction, additions, remodels, landscaping, outdoor features or facilities and proposed exterior improvements to residential dwellings in this community, prior to any submittal to the City of Encinitas and/or construction. The CC&R's allow the Board of Directors to establish an ACC and consult with professionals, such as a Landscape Architect, for advice and recommendations. Therefore, a fee may be associated with the review of the submittal.

The Architectural Control Committee (ACC) strives to preserve the property values and to create the highest standard and quality of life for each homeowner within Knightsbridge Country Estates.

The purpose of the ACC and these Architectural Guidelines is not to restrict individual creativity or personal preferences. They are intended to encourage creative and thoughtful design, which will help preserve and improve the appearance of our neighborhood and community. The ACC has set up Architectural Guidelines that define standard acceptable treatments of improvements. In most cases, when these guidelines are followed and complied with, submittal to the ACC and review of plans can be expedited quickly.

These Architectural Guidelines are also intended to assist property owners in planning home improvements. This information is provided to increase the homeowner's sensitivity to and awareness of the overall plan for the community. It is important to note that these Architectural Guidelines reflect the CC&R's; however, they do not cover all possible situations that may be defined in the CC&R's. It is recommended that the CC&R's be carefully reviewed and that all questions be directed to the Management Company;

Mauzy Management, Inc.
16496 Bernardo Center Drive, Suite 100
San Diego, CA 92128
Phone: 858-201-6228
FAX (858) 618-3365
email:office@mauzymanagement.com

The ACC is not responsible for approving the means or methods of installation or construction, this is the sole responsibility of the individual homeowner and his or her consultants or contractors.

2. ACC OPERATING PROCEDURES

Before beginning any addition, alteration, or construction involving the landscaping or exterior appearance of a property or home, the homeowner needs to check with the management company to determine whether or not a submittal to the ACC is required. If your improvement plans are required to be submitted to the ACC in accordance with these design guidelines, you must first file an application with the ACC prior to any City of Encinitas application. Failure to obtain the approval of the ACC when required will constitute a violation of the CC&R's and may require modification or removal of unauthorized work or improvements at the homeowner's expense.

Once an application for home improvement has been approved by the ACC, the plans must be followed as approved if constructed. Any modification to the approved plans must receive ACC approval prior to construction. It is important to understand that ACC approval is not limited to major alterations such as complete landscape improvements.

If submittal to the ACC is required in accordance with these guidelines, plans must be submitted, even if the identical improvement may have been previously approved for a neighboring property owner. During an evaluation of an application, the ACC must consider the characteristics of the housing type and the individual site on a case-by-case basis.

In granting or denying the required Architectural approvals, the ACC shall consider the effect of any improvements on the views of adjacent Lots. **THE ACC MAKES NO WARRANTY OR REPRESENTATION THAT ANY "VIEW", PERCEIVED OR ACTUAL, WILL BE PRESERVED OR PROTECTED, NOW OR IN THE FUTURE**

3. PROPERTY OWNER RESPONSIBILITY FOR CONTRACTORS

Each individual Owner will be responsible for the acts of his or her contractors. Owners should provide a copy of the Architectural Guidelines to any contractor that will be installing any landscape, hardscape, structures or other feature that is governed by this document. A copy of this document should also be provided to any architect or landscape architect that will be submitting drawings or plans for approval. Contractors must be licensed and insured.

Contractors will not be permitted to leave equipment or vehicles on the Association's streets after 6:00 p.m. or dark, whichever comes first.

Contractors should not be permitted to park vehicles or equipment on neighboring properties, or on the street in such a manner that would create traffic hazards.

Contractors must adhere to the work hours established by the City of Encinitas. They may not begin before 7:00am nor work past 7:00p.m. and they may not work on Sundays or Holidays.

When portable toilets are required, they should be screened from street and neighbor view.

4. GUIDELINES FOR SUBMITTAL OF PROPERTY IMPROVEMENT PLANS

Landscape, home improvement plans and Auxiliary Dwelling Unit (ADU) plans are separate and should be handled as per the following guidelines which are in accordance with the Declaration of Restrictions for The Knightsbridge Country Estates residential community.

- 4.1. Landscape/construction plans must be submitted to the architectural committee for review before applying for permits from the city. Submissions of Landscape, ADU or Home Improvement plans that are not complete or accompanied by the required documentation and information will cause delays in the review process. Major property improvement submittals must include appropriate scale hard copy plans as noted below. The landscape/construction plan(s) shall include the following information:
 - 4.1.1. Plan (top) view drawn to an appropriate scale of all improvements including those required by the ACC per the design guidelines. Show overall dimensions and be sure plans are marked to scale and that the scale and north arrow are included. Minimum scale 1" = 10'
 - 4.1.2. Elevation (side) view drawn to an appropriate scale of each side of the improvements such as patio covers and walls. Show overall dimensions and setback requirements. Minimum scale 1" = 10'
 - 4.1.3. Location of improvement as it relates to the home and all adjacent property lines including setback dimensions. The plan should clearly indicate any and all easements recorded on the lot. This includes but is not limited to Homeowners Association maintenance easements, open space easements, trails/equestrian easements.
 - 4.1.4. Description of materials and colors including brand name and specification name and number if any. Show this information on plans.
 - 4.1.5. If any construction is proposed, i.e. ADU, fencing, fountain, overhead trellis, built- in barbecue, pool or jacuzzi, please indicate all dimensions including height and/or elevation. Provide any appropriate construction details.
 - 4.1.6. Drainage and grading must be clearly indicated. Indicate all proposed and existing drain inlets. The landscape plan must indicate direction of water flow and how surface water is to be collected. The existing drainage pattern at time when overall grading was completed by the Builder is designed without consideration of proposed landscape improvements. Patios, walks, mow strips, planter walls and etc. will entrap surface water. All surface water must have positive drainage away from the building and be collected in a landscape drainage system. Drain inlets must be located throughout landscape areas including side yards. The ACC is not responsible for the installation of proper drainage. This is the sole responsibility of the owner and/or his landscape contractor.
 - 4.1.7. Clearly mark all plant locations, types, sizes, and quantities on your plans.
 - 4.1.8. Phasing of improvements must be clearly identified on the plans. ACC

approval for improvements expires one year from the date of approval, any phases not begun during this time must be resubmitted.

- 4.1.9. Work must be completed and a notice of completion (Exhibit C) submitted.
- 4.1.10. The Architectural Control Committee will perform a site observation of all improvements within 90 days after the committee receives the notice of completion of improvements.
- 4.1.11. Please include 2 sets of landscape/construction plans in the submittal package along with the following:

Exhibit "A" - Application for Architectural or Landscape Improvements

Exhibit "B" (All pages) Neighbor Notification Forms.

Conforming your plans with the following guidelines should enable the Architectural Control Committee to quickly review and approve your plans. **Improper or incomplete submissions may delay the review and approval process.** Mail or deliver the submittal package to: The Knightsbridge Country Estates Owners' Association Architectural Control Committee c/o Mauzy Management

Mauzy Management, Inc.
16496 Bernardo Center Drive, Suite 100
San Diego, CA 92128
Phone: 858-201-6228
FAX (858) 618-3365
email: office@mauzymanagement.com

- 4.2. The ACC will evaluate all complete applications within 45 days of submittal to the Management Company and will indicate its approval, approval with conditions, or denial. Any request for approval that has not been approved within 45 days from submission shall be deemed disapproved. No work is to begin on proposed improvements without ACC approval. The 45-day period does not commence until all required plans and documents have been provided to the ACC.
- 4.3. The Management Company will record the ACC's decision in the Architectural Modification Request Log and notify the applicant of the decision as follows:
 - a) Approved: A copy of the executed request form and an approval report or a copy of the plans stamped and signed by the ACC will be returned to the applicant. All use restrictions contained in the CC&R's shall be in full force and effect and shall control the construction activities of the homeowner.
 - b) Approved with Conditions: A copy of the executed approval report or a copy of the plans stamped and signed by the ACC will be returned to the applicant. The plans will contain ACC changes or stipulations that shall become a part of the plans and shall represent conditions of approval to be satisfied by the applicant. All use restrictions contained in the CC&R's shall be in full force and effect and shall control the construction activities of the

homeowner.

c) Denied: If the applicant is denied, the applicant will be advised of the reasons for the ACC's decision and will be provided with information or direction needed to receive ACC approval.

- 4.4. Upon construction completion, the homeowner shall notify the Management Company within 10 days by submitting a "Notification of Completion" form that has been attached for your use (Exhibit "C").
- 4.5. Upon receipt of "Notification of Completion," the Management Company will advise the ACC and a final site observation will be scheduled within 90 days of receipt of notice.
- 4.6. The ACC will check the improvements to confirm that they have been completed and are in conformance with all ACC approvals and conditions of approvals.
- 4.7. Upon completion of improvements indicated on the approved plans as future construction, the applicant shall resubmit a "Notification of Completion". The Management Company will advise the ACC and a final site observation may be scheduled within 90 days of receipt of said notice.
- 4.8. If following site observation and review, the ACC deems the improvements have been installed as approved, no further written notice will be given to the homeowner.
- 4.9. If following site observation and check for conformance, the ACC deems the improvements have not satisfactorily complied with the approved plans, then the Management company shall respond to the homeowner in the following way:
- 4.10. Denial: The management company will send a "Notice of Noncompliance" to the owner with a request to remedy the noncompliance. This notice will be sent within the 90 day period. The noncompliance shall be remedied by the applicant within 30 days of said notice. Once remedied, the ACC will re-review the work and respond accordingly.
- 4.11. Following site observation, review and conformance report results will be recorded and maintained in the Architectural Modification Log by the Management Company. This log is part of the Association documents and is available to all HOA members upon request.

5. LANDSCAPING, HARDSCAPING, & IRRIGATION

- 5.1. Submittal Requirements: All front yard, side yard and backyard landscape/hardscape improvement plans and any changes to previously installed front yards, side yards and backyards must be submitted to the Architectural Control Committee (ACC) for approval. Please consider referring to the San Diego County Water Efficient Landscape Design Manual for lists of desirable low water use, ignition resistant plants, and a list of undesirable or invasive plants.
- 5.2. General Guidelines
 - 5.2.1. The root system of ground covers, shrubs, and trees must not encroach at maturity on any neighbor's yard or disturb foundations,

- walls, walks or fences
- 5.2.2. Irrigation lines must be subterranean, except drip systems which must be substantially covered and UV Resistant "brown line" on slope areas.
 - 5.2.3. There shall be no interference with the off-site drainage pattern that existed at the time the overall grading was completed by the Builder or which is shown on any plan that may have been previously approved by the ACC. Appropriate drainage must be installed and directed to the street or approved drainage inlet/outlet in order to prevent runoff damage to adjacent properties. There should be a minimum slope/drainage of 2% away from the building and water should be collected in a landscape drainage system. Landscape plans must show proposed drainage systems, including catch basins, direction of flow and discharge outlets. All planting areas shall be a minimum of 4" below the existing stucco screed on the building and minimum 1" under fences. All paved areas shall be a minimum of 1" below the existing stucco screed on the building, except for special conditions for handicapped accessibility.
 - 5.2.4. Sprinklers must be directed so they do not spray upon your residence's walls, fences, or adjacent properties.
 - 5.2.5. Trees that will at maturity grow over Association common areas, including streets and adjacent neighbor's properties must be of a species that do not drop berries or other fruits. See Exhibit "D" for certain tree restrictions.
- 5.3. Front Yard Guidelines
- 5.3.1. No more than 5% of the surface area of the front yard may be used for rock beds of any kind unless approved by the ACC.
 - 5.3.2. No permanent fountains, figures or sculptures shall be permitted in the front yard, unless approved by the ACC.
 - 5.3.3. Fencing in front yards is limited to 3 feet in height unless approved by the ACC.
- 5.4. Side and Backyard Guidelines
- 5.4.1. Side yard fences greater than 3 feet in height may not extend into front yard setback without prior approval from the ACC.

6. OPEN SPACE EASEMENTS/FIRE SUPPRESSION

- 6.1. Many rear slope areas of the lots are subject to "Open Space Easement". No owner shall install plant material, remove, damage or otherwise change any landscaping within the "Open Space Easement".
- 6.2. No improvement such as fences or any other alterations can be permitted in the "Open Space Easement" area. Brush clearance may only be done by permit of the Encinitas Fire Department in the open space easement areas.
- 6.3. Planting adjacent to the open space easement and brush clearance shall conform to the guidelines established in the "Landscape Standards for Fire Protection" by the Encinitas Fire Department.

7. LANDSCAPE PLANT PALETTE

To assist you with your design, a list of trees (Exhibit D) is provided which has conditional use restrictions for The Knightsbridge Country Estates Community. Please consider referring to the San Diego County Water Efficient Landscape Design Manual for lists of desirable low water use, ignition resistant plants, and a list of undesirable or invasive plants.

8. FENCING, SECURITY GATES, PILASTERS AND WALLS

8.1. Submittal Requirements

All fencing, pilasters, security gates and wall plans need to be submitted to the Architectural Control Committee (ACC) for approval.

8.2. Guidelines

- 8.2.1. All improvements which create an increase in elevation, such as raised planter walls, B.B.Q, etc., must be kept 5 feet away from perimeter fences adjacent to a neighbor's property.
- 8.2.2. All fences, pilasters and walls must be finished so as not to show structural footing, framing or unfinished material on any side of the fence or wall if such side is exposed to any street, walkway, recreation area, open space, common area or neighboring lot.
- 8.2.3. The maximum height of any fencing and/or walls/pilasters shall be 6 feet from finished grade. The maximum height of all fencing and/or walls/pilasters shall be 3 feet from finished grade located in the front yard setback area unless approved by the ACC.
- 8.2.4. The maximum height for any security gates at a driveway is 6 ft. Design and materials must be approved by the ACC.
- 8.2.5. No fencing and wall/pilasters, including optional lighted address monuments shall be located within the ten foot right-of-way or equestrian trail easement adjacent to the street.
- 8.2.6. Side yard fences greater than 3 feet in height may not extend into front yards without prior approval from the ACC.
- 8.2.7. Front yard pilasters shall be constructed at a maximum height of 6', minimum 16" square and shall conform to the individual residence landscape theme and as approved by the ACC.
- 8.2.8. There is vinyl ranch-type post and rail fencing along the boundaries of trail easements. This fencing is the property of the Association and may not be removed or altered by any homeowner without the express written consent of the ACC. It may only be removed or altered to permit ingress or egress for driveways or sidewalks. The cost of any such removal or alteration will be at the expense of the requesting Owner.
- 8.2.9. Consistent with Section 7.11 of the CC&R's, Owners shall perform proper maintenance of all fences on their Lot.
- 8.2.10. The following are acceptable fence and wall materials for property fencing:

- 1) Stucco applied to masonry or over wood frame.
- 2) Slump block.
- 3) Wrought iron bars (Maximum spread 5" on center. City Building and Safety codes may be different for pool fencing. Owner must check with the City of Encinitas)
- 4) Glass or Plexiglass panels for views or protection from wind or noise. Glass must be tempered.
- 5) Continuation of exterior dwelling materials, i.e. masonry elements and stucco; all subject to the approval by ACC.
- 6) Vinyl or wood post corral-type fencing where approved by ACC.

8.2.11. Acceptable Color Finishes

- 1) Match color scheme of existing home as approved by the ACC.
- 2) Slump block- color should complement dwelling exterior colors.
- 3) Wrought iron- must be galvanized and painted with a rust resistant primer prior to a finish coat of black paint, or powder coated aluminum, finished in black.
- 4) Stucco - color to match dwelling exterior colors
- 5) Glass or Plexiglass- clear only, non-patterned, frames to be painted or stained to match dwelling siding or trim color.
- 6) Continuation of dwelling materials and finishes all subject to the approval of the ACC.

Alternative fencing may be considered by the ACC where it is not visible from the street and has the consent of all adjacent and affected neighbors.

8.2.12. The following are not acceptable fence and wall materials for property fencing:

- 1) Wood fences except as approved by ACC.
- 2) Galvanized chain link.
- 3) Aluminum or sheet metal, chicken wire, barbed or meshed wire.
- 4) Plastic webbing, reed, bamboo, or straw-like materials.
- 5) Corrugated or flat plastic sheets or panels.
- 6) Rope or other fibrous strand elements.
- 7) Glass Block
- 8) Concrete block, plain or painted

9. PATIO COVERS, TRELLISES & GAZEBOS

9.1. Submittal Requirements

All patio covers, trellises or gazebos must be submitted to the ACC, and must include elevations and appropriate details. Maximum height shall be 11', unless approved by the ACC.

9.2. Guidelines

- 9.2.1. The following materials are not acceptable for patio covers and trellises and are not all inclusive:

- 1) Plastic
- 2) Fiberglass
- 3) Plastic webbing
- 4) Asphalt shingles or composition shingles
- 5) Metal, unless approved by the ACC

- 9.2.2. No structure may be erected, constructed, or maintained whether permanent or temporary within any building restricted easement without proper approval from the City of Encinitas Building Department and the ACC. Patio covers, trellises and gazebos must comply with all applicable setback requirements as set forth in the City of Encinitas. Patio covers, trellises and gazebos must be consistent with the architecture and color scheme of the home.

10. EXTERIOR PAINT

10.1. Submittal Requirements

Any proposed exterior paint color changes must be submitted to the ACC for approval prior to paint application.

10.2. Guidelines

- 10.2.1. Fluorescent colors are prohibited.
- 10.2.2. Colors should be representative of the architectural style of the neighborhood, and should blend well with existing paint colors.
- 10.2.3. All buildings and fences on your home which are of frame construction must be painted or stained with at least 2 coats upon completion, unless otherwise approved in writing by the ACC.

11. PERMANENT BARBECUES

11.1. Submittal Requirements

All permanent barbecues shall be submitted for ACC approval.

11.2. Guidelines

- 11.2.1. Permanent barbecues shall not be located in the front yard unless enclosed in the front courtyard.
- 11.2.2. Permanent barbecues shall not exceed 6 feet in overall height, or be located within 10 feet from perimeter fences located adjacent to neighbor's property.

12. ANIMAL ENCLOSURES (Horses, Dogs, Chickens, Bees, etc.)

12.1. General Guidelines

- 12.1.1. Placement of corrals or enclosures must meet with the CC&R's, and the City of Encinitas Municipal Code and Zoning Ordinances.
- 12.1.2. Corrals or enclosures shall not be located in front yards. Corrals or enclosures shall be reasonably screened from adjacent neighbors.

- 12.1.3. All excrement produced by the animals shall be disposed of on a regular basis so as to control flies and odor.
- 12.1.4. All enclosures shall be adequate to contain the animals intended to be enclosed and in all cases, animals shall be contained within the boundaries of the property on which they are housed. Said animals shall not impact properties that contain environmentally sensitive areas.

12.2. Submittal Requirements - **Horses**

- 12.2.1. All proposed Horse enclosures or stables must be submitted for ACC approval. There is a combined maximum of 4 horses and/or large animals per lot.
- 12.2.2. Corrals or other enclosures may not be of a temporary construction. Materials must be approved by the ACC.
- 12.2.3. No corral, stable or other enclosure shall be located within an area which is closer than 35 feet to any property line separating adjoining lots or front or street side yard setbacks.
- 12.2.4. No corral, stable or other equine enclosure shall be located in the front yard setback.
- 12.2.5. Manure, hay, or other bedding material and feed must be stored within a covered shelter, preferably within the horse stable.
- 12.2.6. Vehicular access to stable areas must be provided for delivery of feed and removal of waste. Such access need not be paved.
- 12.2.7. Owner shall collect manure from all animals not less frequently than weekly and shall store the same in an enclosed container.

12.3. Guidelines - **Dog Runs**

- 12.3.1. Dog houses and enclosures need not be submitted for ACC approval, provided they conform to the following guidelines:
- 12.3.2. Dog houses shall not be located in the front yard and shall not exceed 4 feet in height.
- 12.3.3. Fencing and gates for dog enclosures must conform to the fencing guidelines indicated in Section VIII.

12.4. Guidelines - **Small Animals**

Enclosures for the animal-related uses described in this chapter includes pens, coops, hutches, aviaries and similar structures and shall be subject to the following requirements:

- 12.4.1. Small animal enclosures meeting the following requirements need not be submitted to the ACC for approval:
 - 12.4.1.1. All enclosures must be at least 35 feet from the main dwelling unit on an adjacent lot.
 - 12.4.1.2. Galvanized chain link fencing or poultry wire are not permitted as enclosure materials.
 - 12.4.1.3. All animal enclosures shall be reasonably screened from the street and/or adjacent neighbors by landscaping.

- 12.4.1.4. Enclosures are less than 200 square feet, and less than 7 feet in height.
 - 12.4.1.5. Placement of enclosures must meet with the CC&R's, and the City of Encinitas Municipal Code and Zoning Ordinances.
 - 12.4.1.6. Small animal enclosures shall not be permitted in the required front yard setback areas.
 - 12.4.1.7. All enclosures shall be adequate to contain the animals intended to be enclosed and in all cases, animals shall be contained within the boundaries of the property on which they are housed. Said animals shall not impact properties that contain environmentally sensitive areas.
 - 12.4.1.8. All excrement produced by the animals shall be disposed of on a regular basis so as to control flies and odor.
- 12.5. Guidelines - **Apiaries**
- 12.5.1. All beehives must be submitted to the ACC for approval. All beehives (apiaries) must comply with Encinitas Municipal Code Animal Regulations (30.55.020)
 - 12.5.2. All animal Enclosures shall be reasonably screened from the street and/or neighbors by means of landscaping.

13. GUTTERS AND DOWNSPOUTS

13.1. Submittal Requirements

Gutters and downspouts need not be submitted for ACC approval, provided that they conform to the following guidelines;

13.2. Guidelines

Gutters and downspouts must closely match the color scheme of the residence. Run-off from gutters and downspouts must not drain onto another lot and must be directed toward the approved drainage system. It is recommended that downspouts be directly connected to the landscape drain system.

14. FLAG POLES

14.1. Submittal Requirements

Flagpoles must be submitted to the ACC for approval.

14.2. Guidelines

- 14.2.1. Homeowners may display a single flag of a reasonable size (3' x 5') mounted from the exterior wall below the fascia of the dwelling unit.
- 14.2.2. No uplighting for the flagpole will be permitted.

15. LANDSCAPE LIGHTING

15.1. Submittal Requirements

Knightsbridge Country Estates is located in a "dark area". Excessive night

lighting, regardless of its origin, must be avoided. Landscape lighting plans need not be submitted for ACC approval provided that they conform to the following guidelines.

15.2. Guidelines

- 15.2.1. All Landscape lighting is to be directed onto the Owner's property and shall be adjusted or screened to prevent light from falling onto adjacent properties.
- 15.2.2. Open or uncovered floodlights or other uncovered lights are not permitted.
- 15.2.3. Landscape lights must be housed in fixtures.
- 15.2.4. All tennis court lighting and other sport court lighting is not permitted based on City Ordinance 96-07. The purpose of this regulation is to preserve the quality of the night sky by minimizing light and glare.
- 15.2.5. Security-type lighting must be controlled by infra-red or motion sensors and must be installed under eaves in such a manner that it is not clearly visible from the street or adjacent properties. Flood lights must not be allowed to be on continuously. Security lighting is to be directed onto the Owner's property and shall be adjusted or screened to prevent light from falling onto adjacent properties.

16. ROOM ADDITIONS / BALCONIES AND DECKS / ADUs (OUT-BUILDINGS)

16.1. Submittal Requirements

All room or other home additions, balconies and ADUs must be submitted to the ACC for approval.

Minimum scale 1/4" = 1' Plans must be submitted as hard copy.

Plans for balcony or deck improvements, room additions or ADUs must be approved by the City of Encinitas and the ACC. Plans for balconies, decks, room additions and ADUs must be designed and stamped by a registered California architect and conform to the following guidelines.

16.2. General Guidelines

As a reminder, according to the Knightsbridge CC&Rs, Section 8.1.1, "No Owner shall be permitted to lease his Lot for transient or hotel purposes or mobile home use." And Section 8.1.2, "no Owner may lease less than the entire Lot."

- 16.2.1. ADUs, additional rooms or balconies shall be compatible in scale, materials, color and style with the existing structure. All additions must have approval from the City of Encinitas.
- 16.2.2. Architectural style shall be compatible with primary residence.
- 16.2.3. Roofs must match or be complementary to the existing structure in pitch, scale, form, and materials.
- 16.2.4. No addition shall exceed the roof height of the existing structure

except for chimneys or second story additions on a single-story house. City approval required.

- 16.2.5. Windows, window groupings, and doorways shall be compatible with existing exterior openings.
- 16.2.6. Excess debris shall be removed from the site or properly contained on a daily basis.
- 16.2.7. No structure may be erected, constructed, or maintained, whether permanent or temporary within any building restricted easement without proper approval from the City of Encinitas. Each lot may have variable set back dimensions. Typically, the front yard setback is 50 feet, side yard setback is 20 feet and rear yard setback is 50 feet. Setbacks for each lot can be determined by contacting the City of Encinitas Zoning department. The City of Encinitas will need the Assessor parcel number of the lot to provide the exact setbacks.
- 16.2.8. Balconies and decks shall not be higher above the ground than the highest dwelling floor level without the approval of the City of Encinitas and the ACC.
- 16.2.9. No balcony or deck shall at any time be used for storage purposes and each shall at all times be kept in a neat and clean appearance and in good repair.
- 16.3. **Auxiliary Dwelling Units** (ADU, Guest houses)
 - 16.3.1. An ADU has its own entrance, separate from the primary residence, as well as a kitchen, bathroom, and living space.
 - 16.3.2. ADU may not be used as a short-term rental or used as a hotel or vacation rental (tourist industry).
 - 16.3.3. Each lot may have one ADU.
 - 16.3.4. The ADU cannot have its own address.
 - 16.3.5. ADU utilities must be connected to the main residence, no separate meters.
 - 16.3.6. Size
 - 16.3.6.1. The ADU may not exceed 750 square feet in size and must be a minimum of 150 square feet.
 - 16.3.6.2. Must be in scale and proportion to the existing residence.
 - 16.3.6.3. Maximum peak roof height of 16 feet
 - 16.3.7. All ADU requests must be reviewed with neighbors that are impacted by the unit. Story poles must be utilized to show visual impact of proposed structures.

17. SWIMMING POOLS & SPAS

17.1. Submittal Requirements

All pools and spas shall be submitted for ACC approval.

17.2. Guidelines

- 17.2.1. Permanent above ground pools are not allowed. Portable or above ground spas may be permitted but must be submitted to the ACC for approval.

- 17.2.2. Plumbing lines to a spa or pool must be completely concealed or installed underground. Pool equipment should be screened by landscaping or other barriers.
- 17.2.3. Pools and spas must not be located as to adversely affect the stability of adjacent slopes.
- 17.2.4. Homeowners should employ the services of a soils engineering professional prior to constructing pools.
- 17.2.5. No structure may be erected, constructed, or maintained whether permanent or temporary within any building restricted easement without proper approval from the City of Encinitas Building Department. Consult City of Encinitas for pool fencing requirements.

18. TOOL SHEDS AND FREESTANDING STRUCTURES

18.1. Submittal Requirements

Tool sheds and/or freestanding structures must be submitted for ACC approval prior to being constructed or erected.

18.2. Guidelines

- 18.2.1. Tool sheds shall not exceed 7 feet in height.
- 18.2.2. The color of the shed shall match the color of the dwelling unit or the adjacent surface.
- 18.2.3. Tool sheds must be reasonably screened from adjacent neighbors and from streets by means of landscaping.
- 18.2.4. Prefabricated metal or aluminum sheds are prohibited.
- 18.2.5. Sheds must not be larger than 100 square feet.
- 18.2.6. Sheds and freestanding structures cannot be located within any building restricted easement and 10 feet from perimeter fence adjacent to neighbor's property.

18.3. Greenhouses

Greenhouses will not require ACC approval provided they meet the following criteria:

- 18.3.1. Greenhouses will be limited to 200 sq.ft. with a maximum height of 10 feet
- 18.3.2. Will be constructed of rigid material like glass or polycarbonate - no plastic sheeting or film.
- 18.3.3. Will not be located in the front yard and will abide by all applicable setbacks.

19. BASKETBALL HOOPS & SPORTS EQUIPMENT

19.1. Submittal Requirements

All basketball hoops and Sports Equipment shall be submitted for ACC approval.

19.2. Guidelines

- 19.2.1. Backboards and basketball hoops permanently attached to any

- building are prohibited.
- 19.2.2. Backboards may be clear polycarbonate or comparable material, or wood painted white or painted to match the dwelling unit color. Backboards are to be painted as often as necessary to maintain color. Fluorescent, bright, or pastel colored backboards are prohibited.
 - 19.2.3. Hoops must be of standard size with a rope net. Metal or chain nets are prohibited. The net must be kept in good repair at all times.
 - 19.2.4. No free-standing (portable) basketball hoops are permitted on community private streets.
 - 19.2.5. Sports Equipment that requires more than one person to move will not be considered temporary and will require ACC Approval.
 - 19.2.6. Basketball hoops, courts and other Sports Equipment must be reasonably screened from adjacent neighbors and from streets by means of landscaping.

20. SATELLITE ANTENNAS AND OTHER RELATED EQUIPMENT

20.1. Submittal Requirements

Satellite antennas such as used for receiving commercial television broadcasts or internet service do not need to be submitted to the ACC for approval as long as they conform to the following guidelines:

20.2. Guidelines

- 20.2.1. The satellite dish must be 36 inches or less in diameter.
- 20.2.2. All other antennas and related equipment must be submitted to the ACC for approval.

21. RENEWABLE ENERGY EQUIPMENT

21.1. Submittal Requirements

All Plans for renewable energy equipment must be submitted to the ACC for approval. Plans shall include location of equipment, and must conform to the following guidelines:

21.2. Guidelines

- 21.2.1. Pools: Roof-mounted solar water heating equipment is to be flush with and in the same plane as the roof slope.
 - 21.2.2. All plumbing lines from collectors to pool equipment must be concealed.
- 21.3. Solar energy systems shall comply with all applicable height limits, except that solar panels may be added to a previously conforming structure that does not conform to the existing height limit if the proposed solar panels do not exceed the height of the existing structure, consistent with the California Solar Rights Act. (Ord. 2015-13)

22. TENNIS COURTS & SPORT COURTS

22.1. Submittal Requirements

Plans for tennis courts and sport courts must be submitted to the ACC for approval. Plans shall include location of fencing and drainage plans and must

conform to the following guidelines:

22.2. Guidelines

- 22.2.1. Tennis courts shall be located in rear or side yards only and be set back 10 feet from property lines. Tennis courts must be reasonably screened from the street, and from adjacent neighbors by means of landscaping.
- 22.2.2. Tennis court or sport court fencing must not exceed 10 feet in height. Fencing material shall be black or dark green vinyl coated chain link or other fencing material approved by the Architectural Control Committee.
- 22.2.3. All tennis court lighting and other sport court lighting is not permitted based on Ordinance 96-07. The purpose of this regulation is to preserve the quality of the night sky by minimizing light and glare.

23. RECREATIONAL VEHICLE/TRAILER/ADDITIONAL PARKING

23.1. Submittal Requirements

Plans for recreational vehicle/additional parking must be submitted to the ACC for approval. Plans shall include location of recreational vehicle parking and must conform to the following guidelines:

23.2. Guidelines

- 23.2.1. Recreational vehicles cannot be stored on any street, driveway or the front yard of the lot.
- 23.2.2. Recreational vehicle parking shall be located in side or back yards only and be set back 10 feet from property lines. Recreational vehicle/trailer/additional parking must be reasonably screened from adjacent neighbors and streets by means of landscaping.

24. ADDRESS MONUMENT

24.1. Submittal Requirements

All plans for Address Monuments must be submitted to the ACC for approval. Address monuments may not be constructed within the City of Encinitas trail easements. Elevation and plan view drawings showing placement of the address monument relative to curb and driveway required. Include material specifications

24.2. Guidelines

- 24.2.1. Address monument design, including lighting fixtures, should conform to design guidelines Exhibit "E" and be consistent with the style of the existing home. Lighting fixtures should be compatible with the City of Encinitas Ordinance 97-06.
- 24.2.2. Exhibit "E" - Sample Address Monument is provided within the Guidelines to offer a representation for design criteria for shape and size. All address monument designs will be reviewed on the basis of the dimensions provided.

25. SIGNAGE

- 25.1. During the course of construction an Owner may display the sign of one contractor. The sign shall be limited in size to 18" x24" and be on a stake with an overall height of not greater than 3 feet. This sign shall be removed within 30 days after completion. Personal announcement signs may be posted for up to 2 weeks.
- 25.2. No other signs shall be displayed in the community with the exception of a realtor's or Owner's "For Sale" sign or a small security service sign.

26. APPEALS

Appeals of decisions made by the Architectural Control Committee must be made, in writing, to the Board of Directors, by contacting the Management Company. An Owner-applicant may request to appear before the Board at the next regularly scheduled Board meeting. All decisions regarding the appeal will be made in writing, within 10 days from the date of the meeting.

Mauzy Management, Inc.
16496 Bernardo Center Drive, Suite 100
San Diego, CA 92128
Phone: 858-201-6228
FAX (858) 618-3365
email:office@mauzymanagement.com

END OF GUIDELINES

EXHIBIT A - Application for Architectural or Landscape Improvements

Knightsbridge Country Estates Homeowners Association Application for Architectural Control Committee Approval (To be submitted in duplicate)

Date:

Property Address:

Contact Number:

Contact Email:

Owner-Applicant Name:

Owner-Applicant Name:

Members of the Architectural Control Committee:

Attached hereto is my/our application for approval, including plans and specifications depicting the proposed improvements. This application has been completed in accordance with the Knightsbridge Country Estates Homeowners Association Architectural Guidelines.

I/we understand that building permits for these improvements may be required and the cost and responsibility of obtaining necessary permits and any subsequent inspections will be borne by the undersigned. I/we acknowledge that architectural approval is not intended to be, nor shall it be considered a substitute for approval by the appropriate City and/or County agencies.

Initials:

I/WE AGREE THAT NO CONSTRUCTION MAY BEGIN UNTIL THE ARCHITECTURAL CONTROL COMMITTEE GIVES ITS APPROVAL, IN ACCORDANCE WITH THESE GUIDELINES AND THE CC&R's.

Initials:

I/we understand that, for purposes of the deemed approval of an application, the architectural review period will not commence until a properly completed and submitted application for approval, together with plans, has been received by the Architectural Control Committee. See Exhibit F for a plan submission checklist.

Initials:

Date

Signature of Owner-Applicant

Date

Signature of Owner-Applicant

Name of Architect:

Phone:.....

Name of Contractor:

Phone:.....

Brief Description of Proposed Improvement(s):

Initial Submission_____ Minor Modification_____

Anticipated Work Schedule: _____

Commencement Date: _____ Completion Date: _____

EXHIBIT B - Neighbor Notification Form Page 1 of 4

Knightsbridge Country Estates Owners Association

All improvements require notification by the Owner-applicant to the four (4) neighbors of the Owner who will be most visually affected or impacted by the proposed improvement. This is most commonly the neighbors to each side and the front and rear of the Owner-applicant. Evidence of such notification shall be the signatures of the affected neighbors on the Owner's application, or an email from the neighbor stating they have reviewed the plans.

Notified neighbors shall be allowed a reasonable amount of time, up to 24 hours, to review improvement plans and return the **Neighbor Notification Form**.

Reasonable effort will be made to provide each neighbor with a notification. The neighbor's agreement or approval of the proposed improvement(s) will NOT be a condition for the approval of plans and specifications by the ACC. Further, the ACC is not necessarily required to deny a set of plans based on the disapproval of affected neighbors. **Neighbors who have concerns with the proposed improvement(s) may request to appear before the ACC or submit their concerns in writing to the ACC.**

Affected Neighbor #1

Name

Address

I/We have reviewed the Owner-applicant's plans and specifications for the proposed improvement(s)

Comments:

Signature of Neighbor

Date

Signature of Neighbor

Date

Affected Neighbor #2

Name

Address

I/We have reviewed the Owner-applicant's plans and specifications for the proposed improvement(s)

Comments:

Signature of Neighbor

Date

Signature of Neighbor

Date

Affected Neighbor #3

Name

Address

I/We have reviewed the Owner-applicant's plans and specifications for the proposed improvement(s)

Comments:

Signature of Neighbor

Date

Affected Neighbor #4

Name _____

Address _____

I/We have reviewed the Owner-applicant's plans and specifications for the proposed improvement(s)

Comments:

Signature of Neighbor

Date

Signature of Neighbor

Date

EXHIBIT C - Notification of Completion Form

Knightsbridge Country Estates Homeowners Association

Notice of Completion Form

Architectural Control Committee Members:

I\We have completed our landscape and/or home improvement plans according to our approved plans. I/We request a final inspection.

Owner Name(s): Address:

Home Phone: _____ Work Phone: _____

Lot Number: _____ Date: _____

For Architectural Control Committee Use Only:

Date final inspection performed:

Landscaping/Improvements were installed:

- According to plan and final approval is granted.
- Not According to Plan

Comments:

Corrections Required: -----

For the ACC: -----

EXHIBIT D - Restricted Landscape Plant Palette

To assist you with your design and approval, the following is a list of trees, which have conditional use restrictions. The criteria used for the development of the list of plant material is based on invasive root systems or size at maturity. Trees indicated on this list shall be placed no closer than 10 feet from adjacent property lines. This list of plant material is not all inclusive.

Trees:

Alnus rhombifolia "White Alder"
Erythrina species "Coral Tree" (All)
Ficus species (All)
Grevillea robusta "Silk Oak"
Magnolia grandiflora "Southern Magnolia"
Picea pungens "Colorado Spruce"
Pinus radiata "Monterey Pine"
Platanus racemosa "California Sycamore"
Populus nigra "Lombardy Poplar"
Salix species "Willow"
Sequoia sempervirens "Coast Redwood"
Ulmus species "Elm Tree"

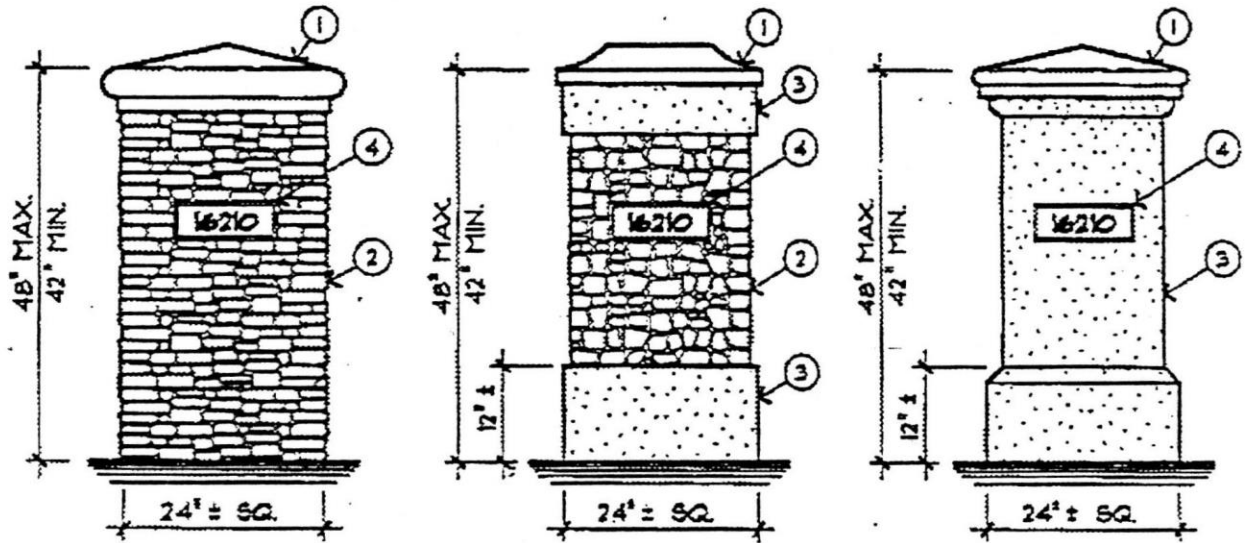
Please consider referring to the San Diego County Water Efficient Landscape Design Manual for lists of desirable low water use, ignition resistant plants, and a list of undesirable invasive plants.

EXHIBIT E - Sample Address Monument

- ① PRECAST CONCRETE CAP (NOT MANDATORY)
- ② STONE VENEER TO MATCH RESIDENCE OR LANDSCAPE MASONRY STYLE

- ③ STUCCO FINISH TO MATCH RESIDENCE OR LANDSCAPE MASONRY STYLE
- ④ LOW VOLTAGE LIGHT FIXTURE T. P. L. #510-S-B-U AVAILABLE FROM: P. T. LIGHTING ph. (618) 544-1123

NOTE: LIGHT FIXTURE SPECIFICATION IS THE ONLY MANDATORY FEATURE OF THE ADDRESS MONUMENT DESIGN



SAMPLES OF LIGHTED ADDRESS MONUMENTS

EXHIBIT F - Plan Submission Checklist

The goal of the Architectural Control Committee is to provide you with an efficient means of getting your proposed landscape and home improvement plans approved and under way.

The processing of your Application for Architectural or Landscape Improvements and review will be smoother and less time-consuming if you include all of the following:

1. Application for Architectural or Landscape Improvements (2 copies)
2. Notification form (Pages 1 - 4) signed by the required 4 affected neighbors.
3. ACC Review Report (Exhibit G)
4. 2 Sets of detailed plans (see guidelines for details required)
5. Copy of Contractor's License
6. Copy of Contractor's Certificate of Insurance

Reminder: No work is to begin on proposed improvements without ACC approval. Failure to obtain the approval of the ACC when required will constitute a violation of the CC&R's and may require modification or removal of unauthorized work or improvements at the homeowner's expense.

EXHIBIT G - Knightsbridge Country Estates ACC Review Report

Owner(s):

Date:

Address:

Lot#:

Case#:

The Architectural Control Committee wishes to inform you that your Application for Architectural or Landscape Improvements has been processed. The review results include items that have been:

Approved as submitted- approved items may be constructed or installed

Approved with conditions - see conditions below

Denied- items denied may not be constructed or installed as submitted

If you wish to appeal the decision of the Architectural Control Committee, you must do so in writing to:

Knightsbridge Country Estates
Board of Directors

C/O Mauzy Management, Inc.
16496 Bernardo Center Drive, Suite 100
San Diego, CA 92128

DIRECT (858) 201-6228

FAX (858) 618-3365

office@mauzymanagement.com

Reminder: No work is to begin on proposed improvements without ACC approval. Failure to obtain the approval of the ACC when required will constitute a violation of the CC&R's and may require modification or removal of unauthorized work or improvements at the homeowner's expense.