



**RANCHO SANTA FE ASSOCIATION
BOARD OF DIRECTORS
RESOLUTION 2019-103
COVENANT INTERPRETATIONS**

WHEREAS numerous questions have arisen as to the meaning of various provisions of Article IV of the Rancho Santa Fe Protective Covenant (the "Covenant"), particularly Paragraphs 155-159 thereof;

WHEREAS the Rancho Santa Fe Association (the "Association") is charged with the interpretation of Article IV of the Covenant pursuant to Paragraph 180 thereof and the Board of Directors (the "Board") is directed to exercise the powers of the Association pursuant to Article IV of the Bylaws of the Association; and

WHEREAS the Board has relied on the advice of its outside counsel and the consulting architect to the Art Jury, now commonly referred to as the Covenant Design Review Committee (the "CDRC");

RESOLVED that the Board hereby makes the following determinations which shall be binding on the members of the CDRC in its decisions from and after the date of this Resolution notwithstanding any inconsistent decisions reached by the CDRC prior thereto:

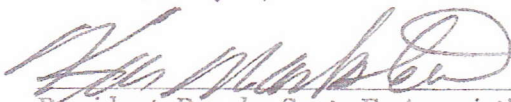
1. Paragraph 157 of the Covenant sets forth the type of architecture of buildings or structures permitted in Type I Architectural Districts. While the CDRC may exercise the discretion afforded it by Paragraph 156 of the Covenant in determining whether the architecture of a proposed building or structure is of a type "deriving its chief inspiration directly or indirectly from Latin types, which developed under similar climactic conditions along the Mediterranean or at points in California, such as Monterey," provided that its discretion is properly exercised and founded on sound reasoning, the CDRC may not exercise its discretion to approve a building or structure having a different type of architecture.
2. "California Ranch Type" is of a type "deriving its inspiration directly or indirectly from Latin types," and, therefore, is permitted by Paragraph 157 of the Covenant. This architectural type consists of the elements described in Appendix A.
3. The exterior wall surfaces of a building or structure are not solely determinative of whether the building or structure is of an architectural type. For example, just because the exterior walls of a building are of plaster or stucco does not mean that the building is of an architectural type permitted by Paragraph 157 of the Covenant. An English Tudor Type home with exterior walls of plaster or stucco

would not be permitted. Conversely, the exterior wall surfaces of a building or structure of a permitted architectural type may be of any one of a number of materials consistent with that architectural type. Exterior wall surfaces of wood board and batten or ship-lap are consistent with California Ranch Type buildings and structures.

4. The fact that a type of exterior wall surface may be consistent with a permitted architectural type does not end the inquiry. Under Paragraph 159 of the Covenant, exterior wall surfaces of "plaster, adobe or stucco...of a durable construction" or of "concrete, stone or an approved artificial stone are to be preferred". While wood is not listed as a "preferred" material it is not prohibited. While the CDRC may exercise the discretion afforded it by Paragraph 156 of the Covenant in approving a material not listed, such as wood board and batten, in so doing, the CDRC should recognize that Paragraph 159 of the Covenant sets forth a presumption against the use of non-listed materials, and such presumption should be overcome only in limited circumstances upon a finding by the CDRC that the reasons articulated for the use of a non-listed material are persuasive.
5. The fact that wood board and batten may be validly approved by the CDRC in the proper exercise of its discretion under Paragraph 159 of the Covenant does not mean that the CDRC has the authority to approve exterior wall surfaces of board and batten made of Hardie board. Paragraph 155 of the Covenant prohibits the use of building materials that imitate other materials. With the exception of roofing materials set forth in Section 31.0305.02 of the Association Regulatory Code, the prohibition is absolute and not subject to CDRC discretion. The use of Hardie board, metal siding that has the appearance of wood or other material that imitates wood is strictly prohibited.

I hereby certify that the foregoing Resolution was adopted by the Board of Directors of Rancho Santa Fe Association at a regular meeting duly called and held on March 7, 2019.

Date: 3/9/19



President, Rancho Santa Fe Association



Secretary, Rancho Santa Fe Association

1. California Ranch / General Characteristics:

- a) Floor Plans are typically asymmetrical and characterized by, simple narrow building wings, configured at right angles and or splayed to one another, creating "L-type" or "U-type" plan configurations and or, combinations thereof.
- b) Plan configurations deliberately shape and define private outdoor living and arrival space (courtyards and patio gardens). Where a U-type plan opens towards the front or arrival side of a site, an architectural garden wall is often built connecting the building wings, providing privacy, a sense of security, as well as visual screening of the interior and outdoor living space within.
- c) Flanking the outdoor living space, in part or in whole, is the "corredor" (a connected covered porch). This important design element of California Ranch Types provides covered outdoor circulation, living area, shade and weather protection. The corredor is accessed by primary rooms of the house and allows views and connection to outdoor living space. A corredor-type element is also used as "front porch" in some designs.
- d) Buildings are generally one story, emphasize horizontality and are characterized by low pitched gable and hip roofs (generally 2:12 to 4:12). Breaks in plate height and ridge line express major and minor elements of the plan. Overhangs and covered corredors emphasize shadow line. Roofs are typically constructed of wood timber with exposed rafter tails and wood decking. Roof finishes include wood shake and 2-piece-clay tile.
- e) The front entry door or entry gate is generally off-center, understated, covered and may lead directly into the home, or often, into an entry corredor and courtyard.
- f) Shaded window and glass door openings are typically larger and broader along the corredor and courtyard-patio garden side of the house, although covered corredors facing other views may also be used to shade broader window and door openings as well.
- g) Window types include both fixed and operable wood frame types. Both divided-lights and pane glass are used as are wood-framed glass doors with divided-lights or pane glass. A later common feature is the use of metal-framed sliding glass doors and window units.
- h) Wall finishes include the use of stucco, board & batt, ship-lap siding or a combination thereof, as well as painted or slurry coated slump block or adobe-like masonry.