

**GEORGE RANCH COMMUNITY ASSOCIATION  
GEORGE RANCH DESIGN RULES  
ARCHITECTURAL BUILDING AND DESIGN RULES**

**INTRODUCTION**

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The purpose of these Architectural Building and Design Rules (George Ranch Design Rules, the ‘Rules’) is to formulate and maintain quality standards for improvements affecting community appearance, to ensure compatibility of development with existing community character, and to protect and enhance real estate values. The Rules provide an overall framework to allow the community to develop and progress in an orderly and cohesive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. The Rules include minimum standards for the design, size, location, style, structure, materials, color, and mode of architecture, mode of landscaping and relevant criteria for the construction of improvements of any nature. They also establish a process for judicious review of proposed changes within the community.

The Rules have been adopted by the Board of Directors pursuant to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). Owners should of course review and refer to the CC&Rs, especially to Section 5.2, but the Rules are intended to summarize key points. Note that these Rules may use more restrictive considerations than what may otherwise be required by local ordinance or building codes. Sonoma County will require evidence of GRCA approval before issuing permits indicated.

**ARCHITECTURAL APPROVAL REQUIRED**

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An Architectural Control Committee (ACC) has been established to address the review and consideration of all proposed exterior alterations, remodeling, or construction of improvements on the Lots at George Ranch. Per the CC&Rs, a structure is defined as ‘anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground’ and an improvement is defined as ‘any structures of any type or kind’.

Owners are required to obtain prior written approval of any alteration work that adds to or changes the exterior appearance of the residence, buildings or other structures on the Lot and/or the landscape plan. Such changes include, for example, windows, doors, decks, fencing, gates, building additions, landscaping, painting, spas, exterior lighting, sheds, or anything that is added to or revised from the original house or landscaping. Ongoing maintenance of approved landscaping does not require additional approval. An Owner may not create any excavation or fill, make any change in the natural or surface drainage, or install any utility line, or destroy, remove or damage any tree, or prune any tree in such a way as to increase the visibility of a structure from Neighboring Property or Common Area, or add specified landscaping, without prior approval by the ACC. These Rules describe the application process as well as guidelines for consideration of approval. Owners are encouraged to contact the ACC with any questions, for queries about items they feel are not explicitly covered here, or for help in fitting a request into one of the application categories. Note that the GRCA Board is empowered to seek remedial action in cases where approval has not been obtained.

An applicant may appeal a decision of the ACC to the George Ranch Community Association (GRCA) Board of Directors. The Board may affirm, modify, or reverse a decision of the ACC, provided that such decision is consistent with the CC&Rs and findings warranting a variance are specified in the minutes.

## **APPLICATION PROCEDURES**

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Applications for any proposed improvement must be submitted in writing to the ACC. A copy of the Application form is attached as **Addendum A**. ACC members are available for phone or on-site discussion of proposed projects and for discussion of the documentation required prior to formal submittal. A Checklist of improvements indicating the required application category is attached as **Addendum B**. This Checklist is not meant to be exhaustive, but serves as a guide for commonly received requests. Owners should contact the ACC with any questions.

The ACC will approve, conditionally approve, or deny an application within 45 days from receipt of all of the required documents. ACC decisions are made following discussion among the ACC members and all decisions will be in writing. If a decision on an application has been rendered by the ACC, there is a right of appeal to the Board. The determination of the Board is final.

ACC members may visit the site of a project during the approval process, during construction, and upon completion. An effort will be made to make visits at times convenient for the Owner if the Owner wishes to be present. If ACC members need to visit on short notice they will try to phone the Owner.

**Plan check fees.** When plans are submitted for ACC review, the applicant shall pay a non-refundable plan check fee to the George Ranch Homeowners Association, with the amount depending on the complexity of the proposed project and the expertise required to review it. The fee is \$500 for Category A, C and E applications, and \$1000 for Category B applications. In addition, the ACC may engage the services of an architect or other specialist as necessary to advise the ACC as to whether the plans and specifications are consistent with the CC&Rs and the Building and Design Rules. These charges are to be paid by the applicant, but total charges shall not exceed \$500 without advance notice to the applicant.

**Security Deposits/Performance Bonds.** Prior to commencement of work, the applicant shall pay a security deposit or Performance Bond as described in the Processing Category Requirements. The purpose of the deposit or bond is to ensure that construction conforms to approvals, and may be applied to cover some or all of the costs of remediation of non-compliance or road damage. For Category B the amount is \$10,000.00 for construction of a home or septic system. For Category C the amount is \$5,000 for a pool, addition or other County permitted structures; up to \$2,500.00 as determined by the ACC for other accessory structures; and \$1,500.00 for a fence project.

## **PROCESSING CATEGORIES**

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Improvements requiring approval by the ACC are processed under one of five categories (A- E), each with requirements appropriate to the complexity of the project. Please contact the ACC if not sure which category to use.

### **CATEGORY A: Relocation of or adjustment to building envelope**

- Owner is encouraged to discuss this proposal with the ACC prior to submittal of a formal application.
- Owner is to mark approximate boundary of proposed envelope using stakes and tape.
- Along with the Application form, and a non-refundable plan check fee in the amount of \$500, Owner must provide two copies of survey map at 1"=20' or larger showing location of original envelope and proposed revision, and topography and tree sizes and locations within and in the immediate vicinity of the proposed envelope. The ACC may require the proposed house footprint to be indicated and a preliminary grading plan if necessary to evaluate the impact of envelope relocation on tree preservation. The ACC may notify owners of nearby or adjoining property if a proposed relocation may, in its judgment, result in a significant impact on their property, and that the ACC will accept written comments.
- Upon approval the ACC will return one copy of the map of the proposed relocation to the owner stamped "approved" for submittal to Sonoma County.
- Owner to provide evidence of Sonoma County approval to the ACC prior to submitting plans for a septic system or house.

### **CATEGORY B: Installation of a septic system or construction of a house. Includes grading, tree removal, or other site work prior to approval of house plans.**

- Owner to contact ACC prior to planning the project.
- Owner and architect, engineer or designer to verify in writing that they have read and understand CC&Rs (Articles V and VI) and the current Building and Design Rules.
- Owner and architect or designer to meet with ACC to discuss design concept. Review of a building program and/or preliminary sketches will be helpful but is not mandatory at this point.

- Along with the Application form, and a non-refundable plan check fee in the amount of \$1000, Owner must submit two copies of the following items to the ACC (Preliminary Plans):
  - Site plan at a scale of 1"=20' or larger showing:
    - Topography at a contour interval of 2' or less within the immediate vicinity of the building envelope, the existing or proposed septic leach field, and in all areas where improvements are proposed.
    - Building envelope
    - Access and parking
    - Footprint for all structures
    - Schematic landscaping, proposed exception landscaping outside building envelope, if any, and proposed landscaping within 100 feet of centerline of road.
    - Location of all living trees within and up to 50 feet from the building envelope, and in the immediate vicinity of the driveway having a height of 6 feet or more, and a diameter of more than 6 inches measured one foot above ground level.
    - Trees proposed to be removed.
    - Drainage and utilities locations
    - Lighting plan
  - House and accessory structure elevations at a scale of 1/8" or 1/4" = 1 foot
  - Materials and color samples for exterior finishes.
- ACC may notify any nearby owners who, in its judgment, may be significantly affected, that the plan is available for review and that the ACC will consider any written comments.
- Once the ACC has approved the application/Preliminary Plans, the Owner shall submit to the ACC two copies of plans and specifications to be submitted to the County when applying for a building permit (floor plan sheets need not be included). Two copies of additional drawings shall be submitted if required by the ACC if necessary to demonstrate conformance with the conditions of approval of the preliminary plan. The ACC shall stamp the plans "approved" within 15 days of receipt or shall notify the Owner of inconsistencies with the approved preliminary plan.
- Prior to breaking ground, the owner shall post a \$10,000 Performance Bond payable to the George Ranch Homeowners Association and shall sign a Performance Agreement, a copy of which is attached as **Addendum C**. When the project is completed and is in compliance with the approval, the deposit will be returned.
- The ACC will obtain a photographic record of the condition of the road within 100 feet of the driveway prior to commencement of construction. The Performance Bond may be applied to remediation of road damage. Additional charges may be incurred if the Security Deposit is not sufficient to cover the full cost of repairs.

- Upon receipt of Sonoma County's Final Inspection, the ACC will inspect the work. If it finds that it was completed in substantial conformity with the conditions of ACC approval including structural landscape/hardscape and other landscape components, as well as any repairs for road condition, it will authorize return of the Security Deposit.

**CATEGORY C: Construction of an accessory structure or an addition to a house.**

**Includes grading; alteration or relocation of a structure; change of an exterior finish to a color or material other than one previously approved by the ACC; as well as addition of or alteration to a fence, wall, gate, deck, shed, garage, stable, barn, gazebo, pool, pond, tank, antenna, solar, or similar structures.**

- Along with Application form, Owner to submit an accurate drawing, with the project located on the survey base map prepared for the Lot. Additional information, such as any of the drawings required for approval of a project in Category B, written descriptions, material or color samples, elevations, or other information may be required if deemed appropriate by the ACC.
- Along with the Application form and non-refundable plan check fee in the amount of \$500, Owner to submit two copies of required information to ACC before scheduling any work. Upon approval the ACC will return one stamped copy to the Owner for submittal to Sonoma County if a County Permit is required.
- Prior to commencement of any work, Owner shall submit a copy of the building permit, if required, and shall pay the Security Deposit if required. Note that in many cases ACC approval is required even when a County Permit is not required. For additions, pools and other County permitted structures, prior to breaking ground, the Owner shall post a \$5,000 Performance Bond, payable to the George Ranch Homeowners Association, and shall sign a Performance Agreement (a copy of which is attached as **Addendum C**).
- The ACC will obtain a photographic record of the condition of the road within 100 feet of the driveway prior to commencement of construction. The Performance Bond may be applied to cover remediation of road damage. Additional charges may be incurred if the Security Deposit is not sufficient to cover the full cost of repairs.
- For other work under 'Category C' at the time of approval the ACC will determine whether a Security Deposit of up to \$2,500 may be required prior to commencement of work. The ACC shall make its determination based on the potential harm to the Association and the property values of its members if the scale and type of project is not completed as approved.
- A Security Deposit of \$1,500 may be required prior to the commencement of any fence project.
- Upon completion and final inspection by Sonoma County if a building permit was required, the Owner shall request inspection by the ACC. If no permit was required, the ACC will make a final inspection when advised of project completion. If it finds that the project was completed in substantial conformity with the conditions of ACC approval including structural landscape/hardscape and other landscape components, as well as any repairs

for road condition, it will authorize return of the Security Deposit.

**CATEGORY D: Removal of a tree more than 6" in diameter one foot above the ground; pruning of such a tree if pruning could increase the visibility of a structure from another Lot or from a Common Area, or could damage or affect the health of the tree.**

**Determination of requirement for this Category application is to be made by the ACC after evaluating the Owner's request. If necessary a site visit will be scheduled. Written ACC approval is required before commencement of any tree work.** Removal of dead wood is not regulated, but the Owner should send a photograph of the dead tree to the ACC confirming it is to be removed.

- Emergency: In response to a verbal or written request by a property Owner, ACC members will visit the site of proposed tree work. If a hazardous condition requiring immediate attention is evident, verbal approval for trimming or removal will be given with written approval to follow.
- For all other work, the Owner is to mark the trees to be removed or pruned with colored plastic tape.
- The ACC will make every effort to schedule a site visit within 2 weeks of receipt of a completed Application Form.
- During an ACC site visit the Owner must be present if the pruning requested could increase the visibility of a structure.
- Following the site inspection, if the ACC concludes that removal proposed is necessary for the safety and health of trees, persons, or property or for the reasonable use of property, or the trimming proposed is not likely to have significant adverse effect on the health of the tree(s) or Visibility of a structure from Neighboring Property or Common Area, it will approve the work in writing and will recommend following the Tree Pruning Guidelines of the International Society of Arboriculture (hereinafter ISA Pruning Guidelines; current edition will be furnished, and a current copy is attached as **Addendum D**) or equivalent, and such other conditions as may be appropriate.
- Where inspection does not provide the ACC with sufficient information to act on an applicant's request, an arborist's report to be prepared at the applicant's cost by the Association's Certified Arborist, or a Certified Arborist selected by the applicant and agreeable to the ACC, may be required. Where relevant to the request the report should contain the following.
  - Description of work requested by the applicant and results applicant hopes to achieve, with map or sketch if appropriate.
  - Description of effect, if any, on tree health, structures, drainage, grading affecting trees; and hazards to persons, property including other treesThe ACC will review the Arborist's report and, if approved, work should be in accord with the ISA Pruning Guidelines and should be done under the supervision of a Certified Arborist.
- The ACC will render its decision on proposed tree work in writing.
- The Owner should, as a courtesy, notify nearby neighbors the day before tree work involving more than 10 minutes of chain saw operation is to be done.
- When notified that work, including cleanup, is complete the ACC will make its final inspection and report.

**CATEGORY E: Landscaping within the Building Envelope for new construction, landscaping outside a building envelope within 100 feet of the centerline of a road. Including residential vineyard, plant materials, fenced garden, and paving or other hardscape. Landscaping outside the Building Envelope and further than 100 feet from the center line of a road is not permitted without ACC written approval of the exception.**

- Along with Application Form, and non-refundable plan check fee in the amount of \$500, Owner to submit two copies of planting and/or construction plans to ACC. Elevation drawings showing sight lines to be provided if requested.
- ACC will approve in writing and return one copy of plans, if required, stamped approved.
- When notified that work is complete the ACC will make its final inspection and report.

## **BUILDING CHECKLIST**

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In preparation for building at the George Ranch, and in addition to required ACC approval, you will need to contact various County agencies and obtain other reports prior to submitting plans for permits. The following is intended as a "helpful" list to get you started and may not reflect recent changes in County or State requirements or newly enacted fees.

Be advised that in addition to your building plans, depending on the scope of proposed work, the following items may also be needed:

1. Soils Report: Contact a geologist/soils engineer.
2. Septic System: An approved set of septic system plans is required by the County before you obtain a building permit.
3. Energy calculations per California State Law must be submitted in addition to plans.
4. Your plans are reviewed by, and permits are issued by, the Sonoma County Department of Permit & Resource Management. **They will require proof that your project/plans have been approved by the George Ranch Architectural Control Committee.**
5. Submit your building plans to:  
Sonoma County Department of Permit & Resource Management  
2550 Ventura Avenue Santa Rosa, CA 95401 (707) 565-1900
6. When you submit your plans the County will issue you a form entitled "Certificate of Compliance". This form, which shows the square footage of the proposed project, then needs to be taken to the school district and school mitigation fees must be paid before building permits will be issued.  
Sonoma Valley Unified School District  
17850 Railroad Avenue Sonoma, CA 95476 (707) 935-4215
7. Prior to beginning construction, a Security Deposit may be required. Proof of property and liability insurance will also be required as well as the contractor's proof of Workers' Compensation coverage.
8. In order to receive water service to your lot, the George Ranch Mutual Water Company hook-up fee of \$750 must also be paid prior to beginning construction.
9. Contact PG&E as soon as possible for power hook-up:  
PG&E  
630 Second Street West  
Sonoma. CA 95476-  
(707) 579-6464 (new construction)
10. Contact Pacific Bell at (800) 310-2355



## **DESIGN CONSIDERATIONS**

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All submissions are considered based on the individual merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the individual site, since what may be an acceptable design in one instance may not be for another. Design decisions made by the Association in reviewing applications are not based on personal opinion or taste. Judgments of acceptable design are based on the following general considerations.

### **Accessory Structures:**

The floor area of an accessory habitable structure shall not exceed 35% of main structure floor area, and in no case exceed 1,000 square feet. All accessory structures, including barns, stables, sheds, and detached garages shall be within the building envelope. On an exception basis another location may be approved by the ACC. However, accessory structures outside a building envelope should not be visible from Neighboring Properties or Common Areas. On sites where concealment by natural landforms or existing vegetation is not feasible, screening with indigenous trees and plants may be required. An accessory structure outside a building envelope may not be less than 50 feet from a property line.

### **Architectural Character:**

Concealment of man-made structures is a primary objective of the building envelopes and the tree pruning guidelines. With nearly all of the Lots developed, the rural character, low key architecture, high quality materials, and appropriate scale of George Ranch homes is well established. George Ranch homes are large, but not very large. On most of the remaining Lots very large houses would be Visible from Neighboring Property (see Defined Term in CC&Rs) and would be incompatible with the prevailing scale. (See also Building Form and Massing.)

### **Antennas; Satellite Dishes:**

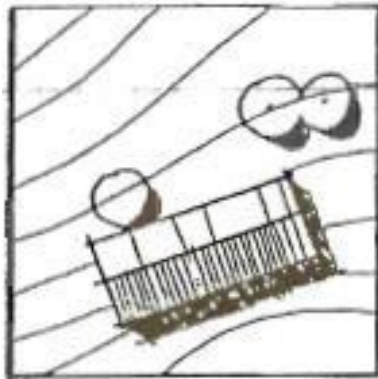
Satellite dishes larger than 24" diameter shall not be Visible from Neighboring Property.

### **Building Envelopes:**

All structures on a residential Lot should be within the building envelope designated on the recorded subdivision map. The ACC may consider exception approval or revision of an envelope to allow for a structure outside the Building Envelope for proposed driveways, landscape structures, fences and walls, and accessory structures such as barns, stables, and storage sheds. Any exception approval must take into account limiting visibility from Neighboring Properties or Common Area, and tree health. The Building Envelopes are intended to implement the sometimes conflicting objectives of concealing structures (limiting Visibility from Neighboring Property) and ensuring the long term survival of native trees. The ACC will consider adjustment or concur with a request to adjust building envelope boundaries or permit a variance only where the change would further these objectives, and would be in keeping with the Scenic Easement.

**Building Form and Massing:**

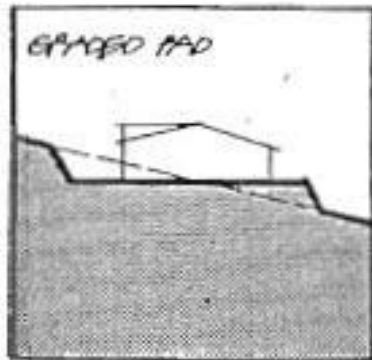
Residences, garages, barns and similar structures should be designed to have the minimum apparent bulk Visible from Neighboring Property. Depending on the site this may require split floor levels and/or varied facade planes and roof planes. Long uninterrupted exterior walls shall be avoided on all structures. Screening with indigenous trees and plants may be required. (See also Architectural Character)



*NOT THIS*



*THIS*



*NOT THIS*



*THIS*

**Clotheslines and Clutter:**

Clotheslines shall not be Visible from Neighboring Property. Items covered with brightly colored tarps (blue etc.), refuse, and refuse containers should not be Visible from Neighboring Property.

### Colors; Finish Materials:

Predominant colors, including roof colors, shall be sufficiently subtle to avoid calling attention to a structure. Medium and darker earth tones and indigenous vegetation colors are encouraged. ACC approval is required for all exterior colors except refinishing with a previously approved color. Highly reflective materials or finishes will not be approved. Materials such as vinyl or plywood siding are inappropriate for homes, but plywood may be approved for storage structures.

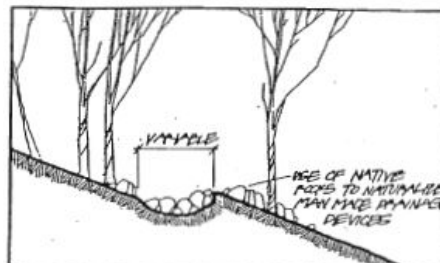
### Common Area:

Association Roads, with certain exceptions, are in the center of a 50 foot strip of land owned by the Association as Common Area. Thus the boundary of a Lot normally is 25 feet from the center of the paved road. No improvements other than necessary driveways shall be constructed within Common Area except by the Association. No excavation or fill is permitted, no walls or fences may be built, and no trees, shrubs, or other vegetation may be removed or planted by Owners in the Common Area.

### Drainage:

Natural drainages are to be retained and used. Drainage shall be designed to avoid increasing the rate of flow of existing waterways, carrying eroded material into waterways, or relocating flows on neighboring property.

Drainage swales should be designed to avoid an engineered appearance. Visible portions should have rock riprap surface as opposed to gunite or soil cement. Bridges are encouraged at driveway or path crossings; corrugated pipe should not be visible.



### Driveways:

Surfacing shall be asphalt, concrete, or similar durable material within 20 feet of the paved edge of a Common Area road to prevent wear of the road edge and tracking of gravel. Where concrete is used it shall be darkened to reduce glare and the appearance of white or light gray. Drainage piping shall not be exposed. To avoid confusion the scale and character of a driveway should differentiate it from a Common Area Road.

### Fencing:

Fencing on Residential Lots is discouraged. Fencing shall not enclose more area than is necessary for livestock and appropriate stock fencing should be used. Deer fencing to protect landscape may be considered on an exception basis. However, it cannot extend more than 50 feet from the building envelope and may not be located in Common Areas. Under no circumstances may a landscape plan requiring deer fencing be planted more than 50 feet outside the building envelope.

Fence posts should be wood finished with preservative or stain that minimizes prominence. Fences must be constructed of wire and that wire should be the lightest gauge and most open mesh that will serve the purpose. Chicken wire is not permitted. Fences should not be Visible from Neighboring Property and/or Common Areas and should be simple and open and should not attract attention or obstruct views. In some cases where it is unavoidable that the fence is not able to be concealed, those visible portions will require landscape screening and associated maintenance to soften the fence line appearance. The ACC may approve heights to 8 feet for deer fences. (See also Rock Walls, Common Area)

**Fire Hazardous Materials:**

Use of highly flammable trees and shrubs such as pines, junipers, and eucalyptus should be avoided. Any portion of a tree within 10 feet of the outlet of a chimney should be removed. Within 30 feet of a structure (50 feet or more on a steep downslope) bay tree crowns should not be closer than 20 feet to another bay crown, an oak crown or a house. Tree foliage less than six feet above grade within 30 feet of a structure should be removed. Owners should maintain cut grass and remove accumulations of woodland fuel within 30 feet of structures and 15 feet of driveways. Wood decks above downslopes should have the space under the deck enclosed using fire resistant material to protect against a wildfire moving up the slope.

Notwithstanding the high priorities of maintaining the scenic, natural landscape, and minimizing visibility of any structures from Neighboring Properties or Common Area, the ACC recognizes the recommendations and legal requirements of fire safety provisions and will work with any Owner whose plan is to conform to fire safety recommendations. More detailed information may be found on websites such as <https://cafiresafecouncil.org/> or [fire.ca.gov](http://fire.ca.gov) and [readyforfire.org](http://readyforfire.org).

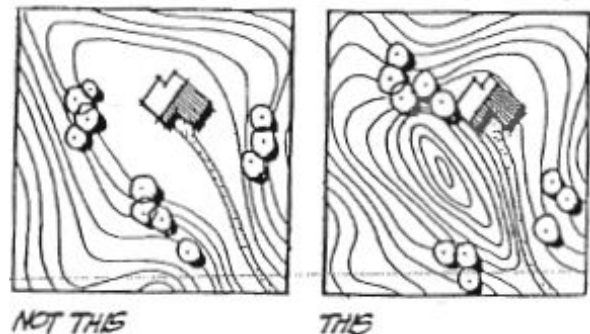
**Fuel or Water Tanks:**

Fuel and water tanks on Residential Lots shall not be Visible from Neighboring Property. Screening shall be by a berm, rock wall, closely spaced wood lattice, solid siding, or appropriate landscaping.

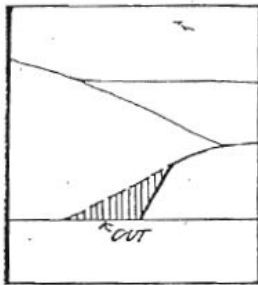
**Grading:**

Grading is defined in the CC&Rs as excavation to remove material more than 12" below the natural surface or fill that adds more than 12" of material above the natural surface. Grading and drainage shall be as prescribed in a soils report which may be in preliminary form at the point of ACC review.

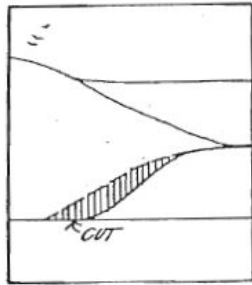
Grading should be minimal and should permit a completed project to appear as having made only minor modifications to the natural terrain. To the extent feasible, homes or other structures should fit the slope rather than sit on a created pad.



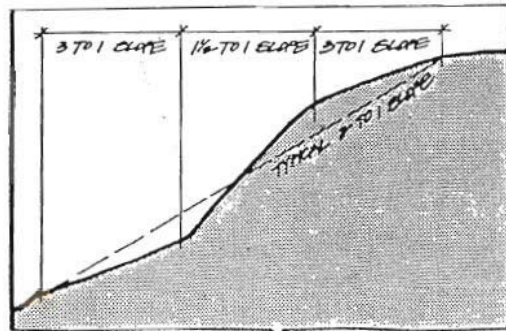
Finished slopes shall not exceed an overall rise of 1 foot per 2 feet of run (2 to 1). Rounded transitions shall be provided at the head and toe of each slope to blend with the natural terrain. To accomplish this within a 2 to 1 overall slope, portions of a cut slope may be 1 1/2 to 1. Stone riprap may be used on steeper slopes as supported by engineering analysis.



NOT THIS



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Excavated material shall be removed from the site or placed as shown on a plan prepared by a soils engineer and approved by the ACC.

All areas disturbed by grading or other construction activity and fill material placed on site shall be planted.

Tree pruning or tree removal that is necessary to permit movement of construction equipment and construction, and has been approved by the ACC in writing, shall be performed under the direction of a certified arborist prior to commencement of grading for a septic system or any other structure.

Grading should be avoided within the dripline of any tree to remain. All trees to remain shall be protected during construction by temporary fences, preferably 10 feet outside the dripline, but no closer to the tree than the dripline. Utility trenches should be outside the dripline where feasible and should consolidate utilities to the extent feasible.

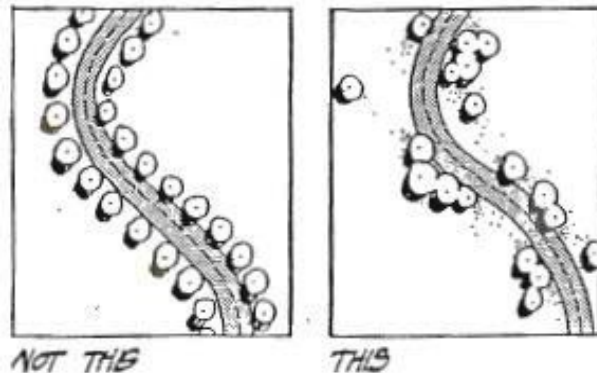
Trenches should be excavated by hand in areas with roots larger than one inch diameter and tunnel under woody roots larger than 2 inches diameter. If roots must be cut, use a hand saw and make clean cuts. Backhoes or other heavy equipment may not be used to cut tree roots. If roots are cut they should be kept moist by mulching and regular irrigation during construction to encourage root regeneration.

**Height:**

Maximum overall building height shall be 26 feet, at any point measured vertically above natural grade. Chimneys only (no other architectural features) may extend 2 feet above maximum roof height. A height variance may be approved if the conditions prescribed under interpretation are met and if the additional height would not be Visible from Neighboring Property.

**Landscaping:**

The landscape concept for the George Ranch is to reflect the Scenic Easement, and for all residents to preserve the rural, native woodland, and allow free passage of animals throughout the ranch. To ensure that we maintain rural woodland, landscaping must be contained within the building envelope. The ACC may, on an exception basis, consider approval of landscaping outside the Building Envelope, but only if visibility remains limited from Neighboring Properties and Common Area, and if tree health is maintained. Under no circumstances may a landscape plan requiring deer fencing be planted more than 50 feet outside the building envelope. Any structures associated with landscaping must be built inside the building envelope.



ACC review and approval is necessary prior to commencement of any landscape project. Landscaping within 100 feet of the centerline of a Common Area road is also subject to ACC review and approval. Such landscaping should have an informal character. Plant materials should be indigenous or of similar character.

Drought tolerant plants and plants whose water utilization is of minimal impact to the environment should be used wherever possible. Plants of an invasive nature (e.g. pampas grass), or poisonous to animals or humans (e.g. oleander) are discouraged.

**Lighting:**

Exterior light sources (bulbs or frosted diffusers) shall not be Visible from Neighboring Property. This requires most exterior lighting to be indirect.

**Parking:**

Each residence shall provide at least two parking spaces in a garage (not a carport) plus one visitor space on the Lot for each 1,000 square feet of enclosed living area. Parking areas for vehicles not parked in a garage, including vehicles belonging to care givers and service providers, should be located to minimize Visibility from Neighboring Property to the extent feasible.

**Ridgelines:**

Where a proposed structure within a building envelope (and consistent with other provisions of the CC&Rs and the Building and Design Rules) would impact the natural silhouette of a ridgeline as seen from Common Area, the ACC may require mitigation to preserve views of the natural ridgeline if it finds such mitigation consistent with the applicant's right to use and enjoy the property.

**Rock Walls:**

Rock should be similar to indigenous material; mortarless walls are preferred. Height shall not exceed 3 feet 6 inches except where necessary to screen a fuel tank. Privately constructed walls shall not be built in Common Area. To maintain tree health rocks should not abut tree trunks.

**Roofs:**

Slopes shall not be less 3-in-12 (3" rise for each 12" run). Shed roofs shall slope in the same direction as a slope on which a structure is located. Roof colors and materials should have low brightness and reflectivity.

**Scenic Easement:**

Structures shall use natural land forms and existing vegetation to screen them from view. In the event that compliance with this standard would make a parcel unbuildable, structures shall be sited where minimum visual impacts would result. On exposed sites, screening with fire resistant indigenous plants or plants of similar character may be required

**Signs:**

Standard reflective George Ranch green address signs are the only identification to be displayed on residential Lots. More than one address sign may be used where needed. Address signs may be in Common Area or within a Lot on a short stake or may be mounted on a wall or fence.

During construction one job identification sign not to exceed 6 square feet may be displayed.

All directional and hazard signs within Common Area shall be subject to ACC approval. Consistent design and placement of signs shall be used throughout the George Ranch to facilitate comprehension and to enhance community identity.

**Solar Collectors:**

Solar collectors shall not be Visible from Neighboring Property. (ACC approval must be procured before any solar installation and Civil Code §§714 and 714.1 may be relevant.)

**Temporary Structures; Mobile Homes, Etc.:**

No house trailer, mobile home, tent, or similar structure may be placed on any Residential Lot, provided that this restriction shall not apply to construction shelters used exclusively in connection with construction and not used for overnight residence, or to tents for parties or play not erected for more than seven consecutive days.

**Tennis Courts:**

Tennis courts should not be Visible from Neighboring Property. Metal fencing shall be green or black plastic coated mesh. Lighting shall not be permitted.

**Tree Removal and Pruning:**

Tree Guidelines are intended to preserve the woodland and maintain concealment of structures. Removal, or other tree work which could cause damage, or destruction of any tree exceeding 6" caliper 1' above ground requires prior written approval of the ACC. Trimming is regulated only for a tree of this size and only where removal of branches of any size (dead wood excepted) would increase the Visibility of a structure from Neighboring Property (a Lot or Common Area). The ACC is responsible for the determination as to whether an application is required. The ACC will consult with the Owner but will make the decision. See also GRCA Tree Policy.

The ACC works from the following guidelines, but recognizes that ironclad rules will not fit all cases.



Pruning stimulates new growth at the expense of stored food. Trees that are aging, stressed, or living under difficult conditions may go into decline following heavy or improper pruning.

A desire for sweeping views that would result in trimming trees so as to expose a house in a tree-screened building envelope is not in the Association's interest.

Hazards, particularly fire hazards, are a major concern. The ACC will apply best current practices to minimize fire hazard without sacrificing the character of the George Ranch.

**Utilities:**

Electric meters shall not be Visible from Neighboring Property; power lines and telephone lines shall be underground. Private water wells may be approved only on Agricultural Lots (and may also be subject to governmental regulation). Water storage ponds require ACC approval

**Vineyards on Residential Lots**

There are 5 Agricultural Lots identified in the George Ranch CC&R's (Lots I-1, I-2, I-3, I-4, I-B) with specific guidelines for potential vineyard use. The following addresses the remaining Residential Lots.

- Residential Lots may develop vineyards for production of wine as defined by Federal Guidelines for wine production for household consumption (non-commercial use) which is currently 200 gallons/year.
- Residential Lot vineyards are to comply with restriction within the George Ranch CC&R'S prohibiting commercial agricultural use, well construction and conformance to landscape restrictions.

## **CONSTRUCTION RULES**

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**HOURS OF WORK FOR NOISE PRODUCING ACTIVITIES** such as weed eating, chain sawing, use of excavation equipment, nailers, chippers, leaf blowers, and other equipment audible on adjoining properties.

Monday-Friday        7 AM to 5 PM

Saturday                8 AM to 5 PM

Sunday and holidays No noise producing activity allowed

(New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas)

**CONSTRUCTION SITE ACCESS:** Access to Lots is allowed only from driveway cutouts. Travel between Lots is to be on paved roads. Vehicles may not drive on and materials may not be stored on Common Areas (the strip of land within 25 feet of the centerline of roads). Extreme care must be taken with delivery of concrete and other materials. Cleanup and repair of any damage to roads are the responsibility of the Owner and contractor.

**CONSTRUCTION SITE MAINTENANCE:** Construction sites are to be maintained in an orderly condition so as not to infringe on the enjoyment of the landscape by others. Debris, paper, and materials are to be cleaned up regularly. Fire precautions must be taken at all times. Sonoma County Code, Chapter 7-13, Section F requires that every place where one or more persons gather for work or pleasure shall be provide with self-contained toilet(s). Toilets shall not be of a "pit" variety or connected to a non-functioning septic system.

**PRIVACY OF RESIDENTS:** Workers may not disturb residents to use telephone, bathrooms, water, or electricity. Workers must keep any pets brought to a site from wandering beyond the boundaries of the site. Workers must keep the volume of radios/stereos turned down. If it can be heard at an occupied residence it is too loud. Workers vehicles are to be parked on site where feasible. Driveways and roads are not to be blocked or restricted.

**ROAD DAMAGE:** Road damage by construction and crew vehicles is the responsibility of the Owner, and must be remediated in full by the Owner.

**TIME FRAMES FOR APPROVED WORK**

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Construction must commence within two years following approval unless an extension has been granted prior to expiration of the two year period. Exterior construction shall be completed within two years after commencement.

Within 60 days of notification of completion of a project, (and receipt of a copy of the County’s Final Inspection form if a building permit is required) the ACC may inspect the work to determine whether it was performed in substantial compliance with the approval.

**UPON COMPLETION**

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The construction site will be cleared of all temporary structures, construction debris, excess dirt and leftover construction materials at the conclusion of the construction. The Owner shall notify the ACC upon completion of construction or any other work for which plans or approval have been required. The ACC has sixty (60) days to inspect the project for compliance with the approved plans. After inspection, the Owner will be notified in writing of any items requiring additional attention. The Owner shall then remedy these items of non-compliance, if any, by the time specified, which will generally not exceed sixty (60) days.

Per Civil Code §4360 & CC&R §6.11

Distributed to Members: \_\_\_\_\_

Formal Board Adoption: \_\_\_\_\_

**ADDENDUM A**

**GEORGE RANCH COMMUNITY ASSOCIATION**  
**Application for Architectural Alterations**

Please deliver completed form and requested attachments to:

George Ranch Community Association  
Architectural Control Committee  
c/o \_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_  
email: \_\_\_\_\_  
\_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Telephone # \_\_\_\_\_

Email: \_\_\_\_\_

Process Category (see Building Guidelines) (circle):      A    B    C    D    E    F

Description of request for change/additions (add additional sheets if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List those Setbacks Required (if any): \_\_\_\_\_  
\_\_\_\_\_

Projected Start Date: \_\_\_\_\_ Projected Finish Date: \_\_\_\_\_

I will be using a Design Professional:    \_\_ Yes    \_\_ No  
If yes, name, address & area of expertise (Architect, Engineer, Landscaper Designer/Architect,  
etc)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

County permit:                    \_\_ Obtained                    \_\_ In Process                    \_\_ Not required

Proposed Contractor Information: License No. \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**SUPPORTING DOCUMENTATION:** See attached schedule of required supporting documentation, depending on which Processing Category applies. An Application will not be complete until all required documents have been received.

**PLAN CHECK FEE:**

**For Categories A, C, or E:** Include your check, payable to the George Ranch Community Association, in the amount of \$500. For Category D check required if requested by ACC.

**For Category B:** Include your check, payable to the George Ranch Community Association, in the amount of \$1,000.

**NOTICE TO OWNERS:**

Your proposed improvements may require a permit from the County Building Department. You or your contractor should check with the County Building Department about permit requirements before starting any work.

The Architectural Committee will make every effort to respond to the request within 45 days. You will receive written notification. It is recommended that you retain copies of the approved requests in the event you sell your property.

**AGREEMENT BY APPLICANT**

I/we assume responsibility for any and all work to be performed. This includes (1) conformity of completed improvements to the plans and specifications as approved by the Association, (2) completion within any time limitations projected or imposed and (3) assumption of responsibility for any future consequence that may adversely affect neighbors, Common Area and/or the Association. I/we confirm that we have read the CC&Rs and Building and Design Rules and agree to be bound by them.

\_\_\_\_\_  
Owner's Signature Date: \_\_\_\_\_

**ACC RESPONSE:** Date of receipt of COMPLETE Application \_\_\_\_\_

\_\_\_ Approved \_\_\_ Denied \_\_\_ Conditionally Approved

Date of Response to Applicant \_\_\_\_\_

## **SUPPORTING DOCUMENTATION REQUIRED:**

### **Category A:**

Mark approximate boundary of proposed envelope using stakes and tape.  
Two copies of survey map at 1"=20' or larger showing location of envelope and topography and tree sizes and locations within and in the immediate vicinity of the proposed envelope. Map to show proposed location of any improvements.

### **Category B:**

Two copies of each of the following items:

Site plan at a scale of 1"=20' or larger showing:

- Topography at a contour interval of 2' or less within the immediate vicinity of the building envelope, the existing or proposed septic leach field, and in all areas where improvements are proposed.
- Building envelope
- Access and parking
- Footprint for all structures
- Schematic landscaping outside building envelope, if any, within 100 feet of centerline of road.
- Location of all living trees within and in the immediate vicinity of the building envelope and driveway having a height of 6 feet or more and a diameter of more than 6 inches measured one foot above ground level.
- Trees proposed to be removed.
- Drainage and utilities locations

House and accessory structure elevations at a scale of 1/8" or 1/4" = 1 foot

Materials and color samples for exterior finishes.

Road condition to be documented prior to commencement of work.

### **Category C:**

An accurate drawing, with the project located on the survey base map prepared for the Lot, including (as applicable)

Dimension all modifications so as to accurately locate the proposed modification as it relates to all property lines and set-backs

Elevations, sizes, heights and details

Product specifications, materials, colors, finish, samples, product brochure (ACC may also request additional information such as that listed for Category B above.)

Road condition to be documented prior to commencement of work.

### **Category D:**

Mark trees to be removed or pruned with colored plastic tape

### **Category E:**

Two copies of planting and/or construction plans, including (as applicable)

Dimension all modifications so as to accurately locate the proposed modification as it relates to all property lines and set-backs

Elevations, sizes, heights and details

Product specifications, materials, colors, finish, samples, product brochure

Names of plants and trees

## **ADDENDUM B APPLICATION CHECK LIST**

Examples of requests received by the ACC, and the type of application required

### **Category A**

Building Envelope Relocation or Adjustment

### **Category B**

Construction of a home (Note: See ACC with regard to siting a port-o-potty and parking of construction or crew vehicles)

Tree removal for home construction

Grading for construction

Exterior lighting

### **Category C**

Change of exterior finish (e.g. paint, trim)

Height Variance

Garage

Pool or pond

Solar (on roof, in building envelope, outside building envelope)

Location of propane tank

Hardscape including walls or fences

Gates or entryways

Accessory Structures including but not limited to cabana, shed, deck, tank, stable or barn, gazebo, tree house or play structure, zipline, court (e.g. bocce, tennis, sports etc.), fire pit, flag pole, owlbox, basketball hoop, antenna or satellite dish

Grading for accessory structure

### **Category D**

Tree maintenance: for dead tree email ACC with picture to identify tree to be removed; for trimming work or removal of a dying tree application and written approval is required

### **Category E**

Landscaping including within the building envelope at home construction; within 100 feet of the center of a road; exception approval for landscaping outside the building envelope (see ACC, typically not permitted)

Driveway, paths, paving

Accessory structures including but not limited to bridges

Fenced garden