

Lynn Ranch Property Owners Association Architectural Guidelines

Introduction

Development of Lynn Ranch began in the late 1950s and proceeded in phases. For the mutual benefit of all lots, Declarations of Restrictions were recorded for the purpose of enhancing and protecting the value, desirability and attractiveness of Lynn Ranch. Twelve sets of Deeds of Restriction (sometimes referred to as Covenants, Conditions & Restrictions or CC&Rs) were recorded. The CC&Rs are interpreted and enforced by the Lynn Ranch Property Owners Association (sometimes referred to as the LRPOA or the Association). Unofficial copies of the CC&Rs can be viewed on the LRPOA website, www.lrpoa.org. Over the years, the LRPOA has worked cooperatively with homeowners to resolve issues arising during the plan review process.

Lynn Ranch is a community of 645 custom homes. Many homes feature a rural character and ambiance. Several tracts were designed as equestrian properties enjoying direct access to the miles of horse trails within Lynn Ranch. Lynn Ranch is a diverse community architecturally and aesthetically. Although the western theme (i.e., ranch house, hacienda, mission-style, etc.) dominates, there are examples of colonial, mediterranean, modern, and many other styles in Lynn Ranch. The CC&Rs do not dictate a particular style of architecture, but the style on any given lot must be consistent. Most homes are one-story in accordance with the applicable CC&R.

The LRPOA understands that Lynn Ranch will change as property owners undertake construction, remodeling and updating in order to better utilize their generous lots. In order to assist Lynn Ranch homeowners who are considering construction, the LRPOA has prepared guidelines intended to highlight some of the issues and concerns the LRPOA board encounters during the plan review process. Of course, the language of the applicable CC&R is controlling.

It should be noted that the LRPOA's considerations in the interpretation and enforcement of CC&Rs are separate from the building codes and ordinances enforced by the County of Ventura.

Guidelines

The LRPOA considers all factors enumerated in the applicable CC&R, but a construction plan's consistency with and impact on neighboring properties are of particular concern. Homeowners are encouraged to design structures which integrate into the surroundings in a harmonious manner. Each plan submission shall be evaluated according to the specific characteristics of the individual site.

The size and massing of a structure should be appropriate to its site and surrounding lots. Lot size, building pad size, visibility, topography and structures in the immediate vicinity all play vital roles in determining appropriate size and massing. A structure must not overpower or dominate the lot. A residential design successful on one lot in Lynn Ranch may be inappropriate to the unique qualities of another lot in Lynn Ranch.

The height and bulk of a new or remodeled structure is an important consideration. The CC&Rs do not focus on a maximum permitted height in feet, and the LRPOA may approve plans which include heights in excess of existing structures in the neighborhood or disapprove plans with a lower maximum height than existing structures in the neighborhood. All factors are weighed.

The aesthetic impact of a very large structure can sometimes be softened using various architectural technics.

Homes in Lynn Ranch commonly have covered parking for 3 or 4 vehicles. A few homes enjoy 5- or 6-

car garages. The CC&Rs anticipate the garage storage of trailers, boats and residential-type machinery. Some homeowners seek to build a garage stall that will accommodate an RV. The additional height required to accommodate an RV stall need not dictate the height of the entire garage structure.

In reviewing submitted plans, the LRPOA will consider whether the relative sizes of the house and the garage(s) are balanced. The LRPOA may disapprove plans calling for the construction of garage or other non-living space of excessive height or bulk.

A neighboring homeowner may be less affected by a large structure on a neighboring lot if that structure is located near the street. Houses are typically located near the street, and the LRPOA may deem it appropriate to permit greater height and bulk near the street. The street offers public views.

Privacy is a key consideration. Private views exist between neighbors. Even an unattended window overlooking a neighboring lot can diminish the sense of privacy. A large structure erected at the rear or near the side property line may have an unacceptable impact on a neighboring homeowner.

Fences over 3 feet tall will generally be required to permit at least 50% visibility when placed such that they would obscure the front view of the house from the street. Fences over 6 feet will generally not be permitted in the front of the property unless the house is above street level, such as on a hill.

The LRPOA will consider the impact of construction on the privacy of neighbors. Most Lynn Ranch lots provide ample space to permit hedges or rows of trees between properties. Vegetative barriers can mitigate privacy concerns somewhat, but "green fences" are not permanent and may be an inadequate remedy where a design plan features an overly-imposing structure.

Elevated windows, for example, dormer windows in a high-pitched one-story roof, may be intrusive on the privacy of neighboring properties.

Plans should design grading and site preparation to reduce erosion and minimize impacts on natural drainage systems.

Lynn Ranch was developed as a rural community without street lights. Exterior lighting should be minimized to preserve Lynn Ranch's dark skies. Lights should be shielded where necessary to prevent lighting directed toward neighboring properties.