

BORREGO AIR RANCH
ARCHITECTURAL DESIGN HANDBOOK
2016

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I. INTRODUCTION

The purpose of this Architectural Handbook is to aid property owners, builders, architects and remodelers in planning and design of a residence, garage, hangar, and landscaping which will conform to the Architectural Requirements and Restrictions of the Borrego Air Ranch. Adherence to the Guidelines will enhance the value of all properties and provide a community compatible with the unique characteristics of our desert environment. Adherence to the Requirements and Restrictions will provide and promote safety in this aviation community as well as providing all Borrego Air Ranch owners with a community which reflects pleasing and appropriate property development.

This Architectural Design Handbook will be published and made available to shareholders in order to aid and assist in the development of the Borrego Air Ranch in a manner mutually agreeable to all.

The Board of Directors of the Borrego Air Ranch Mutual Water and Improvement Company may at their discretion alter, amend or add to this Architectural Handbook and/or the Architectural Restrictions.

II. COMMUNITY GUIDELINES

The following guidelines, if incorporated in planning and design, will provide all residents of the Borrego Air Ranch a desert community to be proud of. Every building site is deserving of care in its planning and development for the benefit of the owners as well as the entire Air Ranch. The consideration of fellow residents and the remembrance of why we have chosen to live here will continue to make our community a unique and pleasant place to live.

Consideration of the guidelines provided below, and compliance to them as possible or practical, should provide a home design suitable to the extreme climate of the community and will maintain and enhance the natural beauty of the Borrego Air Ranch.

1. Home styles should be appropriate to this desert community. Examples of appropriate styles are Early California, Southwestern and Ranch. Elements of these styles can be incorporated into affordable homes without sacrificing economy.
2. Color schemes for all structures should be harmonious with the desert landscape. Neutral earth tone colors are appropriate and pleasant.
3. The primary living areas, both indoors and outdoors, should be shielded from the intense sun and strong winds. Patios and other outdoor living areas should be located with consideration of the sun and the wind. Overhangs are very effective in providing protection from the sun. Hangars might be used for shielding the residence from sun and wind.

4. South facing windows are very effective for winter heating, especially if combined with a concrete slab for storing the heat.
5. Natural drainage should be preserved and grading minimized for maximum retention of the native desert plant life.
6. Pavement, either asphalt or concrete, collects and stores tremendous amounts of heat and increases local temperatures particularly during evenings and nights. Extensive areas of paving also contribute to destructive rain run-off and should be avoided.
7. All new utility service should be routed underground. Underground electrical, cable and telephone service can be economical when installed during construction.
8. Outdoor lighting should be kept at a minimum and directed downward. Very few areas have the beautiful night sky we enjoy in the Borrego Valley. Bright lighting detracts from the community and limits the ability of you and your neighbors to enjoy the night sky
9. Air conditioning and evaporative cooling units should be shielded from street view. Shielding can be accomplished with shrubs, walls and parapets. Ground level installations are typically more convenient for maintenance.
10. Propane tanks should be placed where they are not in view from the street. Location should usually be in the rear. Shielding can be accomplished with shrubs or enclosures.
11. Water storage tanks should be shielded from street view. Shielding can be accomplished with shrubs or enclosures. Enclosures should be blended by being consistent with the residence and hangar construction and style.

III. COMMUNITY REQUIREMENTS DURING CONSTRUCTION

1. No construction shall be left incomplete in the course of construction and, if commenced in construction, shall be carried to the exterior completion in the ordinary course of building and without interruption excepting by causes entirely beyond the control of the builder and/or shareholder. Construction shall be completed within a period not to exceed 24 (twenty four) months.
2. Large vans, semi-trailers, or storage units will be permitted only when necessary for direct support of active construction phases. In general these periods should be short. When not required for direct support of an active phase these units must be removed from the Air Ranch.

3. Campers, camp trailers, motor homes, mobile homes or other temporary dwellings will be permitted as living quarters only during the active construction period. This period shall not exceed 24 (twenty four) months. Upon completion of construction, or if construction is not active, the temporary dwelling must cease to be used as living quarters and removed from the property.
4. No building materials or equipment is allowed to be stored or left on the property until the air ranch board has approved the building plans and a building permit from the county has been obtained and building is ready to begin. All building materials and/or equipment must be removed from the property within 24 months from the date of the start of construction unless the property owner has received permission from the air ranch board to continue. The date of the start of construction is the date that the owner starts preparing the land for construction or begins construction; or if remodeling a building, the date the remodeling begins.
5. The shareholder and builder shall minimize any sand or dust blowing from the construction site. The best way to prevent blowing sand is to disturb as little land as possible. Any disturbed land must be controlled at all times. The land must be watered to keep sand or dust from blowing onto other properties. If watering doesn't stop the sand from moving then other means must be taken to control blowing sand. As soon as practicable, landscaping such as with plants, gravel, or other means should be installed to stop any sand or dust from blowing on other properties.

IV. ARCHITECTURAL REQUIREMENTS AND RESTRICTIONS

Architectural Requirements and Restrictions are published in the Covenants, Conditions and Restrictions of the Borrego Air Ranch Mutual Water and Improvement Company, which are recorded with the San Diego County Records Office and are made available to shareholders on the Community Web Site of the Borrego Air Ranch.

V. ARCHITECTURE REVIEW PROCESS

1. Requests for real property improvement, new and remodeled, site work, landscaping, residence, hangar structures, etc. must be submitted to the Architectural Committee of Borrego Air Ranch for review. Requests shall be accompanied by scaled site plan, scaled floor plans, scaled elevations and finish materials list. Artists' renderings are desired but not required.
2. All property assessments must be made current prior to review of said plans.
3. The Architectural Committee of Borrego Air Ranch shall review, make comments to the applicant and recommend approval in two stages:

- a.) a preliminary drawing, for initial review and preliminary approval, and
 - b.) a construction drawing, as to be submitted to the County of San Diego for the building permit, for final approval.
4. The Architectural Committee shall review all drawings and plans for compliance to the Architectural Requirements and Restrictions. The Architectural Committee may recommend and the Board of Directors may approve exceptions to the Architectural Requirements and Restrictions on a case by case basis.
 5. Enforcement provisions are those provided for in the Borrego Air Ranch Rules and Regulations in effect at the date of review.
 6. Temporary buildings with less than 100 square feet of floor area are not subject to architectural review unless they are deemed to be an eyesore or a nuisance. The Architectural Committee will provide guidance as required or requested.
 7. After approval of the plans by the board no changes to the plans regarding the exterior of the buildings or property will be allowed unless and until the changes have been submitted for review by the architectural committee and approved by the board.
 8. Approvals of any plans by the air ranch board are good for 24 months. If building has not commenced within that time the plans will have to be resubmitted for review by the Architectural Committee and approval by the board.

VI. ARCHITECTURAL COMMITTEE RESPONSIBILITIES

The Architecture Committee is established under the provisions of Article I of the Restrictions, Reservations, and Conditions of the Borrego Air Ranch Mutual Water and Improvement Co.

The Architectural Committee shall at all times act reasonable and adhere to the objective restrictions and guidelines. It is the intent of the shareholders that the Architectural Committee be an objective arbiter of construction and improvement guidelines and not act as a subjective reviewer of architectural and designer work product. At all times, the Architectural Committee shall act as an agent of the Board of Directors and a quorum of the Board will serve as the final arbiter in any disputes. If the party requesting review is a member of the Board of Directors or is a member of the Architectural Review Committee, they shall recuse themselves from the decision making process. In order to accomplish these purposes, the Architectural Committee is granted the following specific responsibilities and authorities:

1. To make themselves available to builders and architects for pre-submission discussions.

2. To respond to requests for review within 30 calendar days and, with prearrangement between Chairman and Shareholder, to provide expedited reviews within 10 days. To provide either written response of corrections required to the Shareholder or written recommendation of approval to the Board within that review period.
3. To require Shareholders to submit all documentation, plans, specifications, and other detail that the Architectural Committee requires for its review.
4. To recommend changes or alterations in submitted plans to achieve compliance with the Architectural Requirements and Restrictions of the Borrego Air Ranch.
5. To recommend to the Board of Directors approval/disapproval of submitted plans and to recommend conditions to approval of plans when appropriate.
6. To recommend to the Board of Directors that approval be rescinded on any construction in the Borrego Air Ranch that is not in accordance with plans and specifications previously approved by the Board.
7. To review and overview the Air Ranch for unsightly and non-compliant conditions and to enter into constructive dialogue with the Shareholder to correct such conditions. To refer matters to the Board of Directors if and when corrective action is not forthcoming and to take appropriate corrective action when so directed by the Board.