

**RCB ARCHITECTURAL STANDARDS
(Effective December 15, 2006)**

- A. Rancho Casa Blanca is a planned development. Our lots are close together and relatively small. In order for us to enjoy its many advantages we must give up some of the freedoms a property owner might expect in a single family dwelling. We must be tolerant and courteous. We must consider our neighbors and be ready to give way to the common good.
- B. These Standards are for the information of property owners, tenants, contractors and sales people at RCB. They are intended to provide a common source of information about basic standards, regulations and procedures. They are equally binding upon all owners and renters.
- C. NO IMPROVEMENT, ALTERATION, STRUCTURE OR ADDITION SHALL BE COMMENCED, ERECTED OR ALTERED WITHIN RCB UNTIL PLANS AND SPECIFICATIONS SHOWING THE NATURE, KIND, SHAPE, HEIGHT, MATERIALS AND LOCATION OF THE SAME ARE SUBMITTED TO AND APPROVED IN WRITING BY THE ARCHITECTURAL CONTROL COMMITTEE (ACC).
- D. The ACC is a group of volunteer homeowners who are delegated the authority by the Homeowners Association and by the CC&R's to administer and enforce regulations pertaining to architectural standards. The scope of the ACC's responsibility encompasses all proposed improvements and/or changes to the lot. This includes placement of recreational vehicle, park model, deck, awnings, concrete, shed, signs and utility connections, etc.
- E. All intended improvements/changes must be submitted to the ACC for approval as outlined under "Procedure For Architectural Control Committee Approval".
- F. **Any improvements or changes made without ACC approval will be reviewed and remedial action will be taken.**
- G. Plan approvals from the ACC are valid for twelve (12) months from date of approval. If work is not completed by that time, plans must be resubmitted.
- H. All completed improvements must conform to plans and specifications approved by the ACC. For additional restriction and limitations refer to CC&R's Article XII, Section 3, Sub (b) and (c).
- I. Approval of plans by the ACC does not constitute approval of engineering design. Each owner is to make sure your methods of construction, installation of utilities, etc. are in compliance with appropriate city, county or state requirements.
- J. The property owner is responsible for any necessary City permits/inspections. Any City required inspections are separate from ACC inspections. Copy of City permits may be required by the ACC.
- K. **Appeal Procedure:** In the event plans and specifications submitted to the ACC are disapproved, the party or parties making such submission may appeal in writing to the Board.

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The written request must be received by the RCB Board of Directors (Board) not more than 60 days following the final decision of the ACC. The ACC may extend the time period for good cause shown. The Board shall submit such request to the ACC for comments and recommendations. Within 45 days following receipt of the appeal, the Board shall render its written decision. An exception to the 45-day period may occur between April 1 and October 31, when the Board does not meet regularly.

L. **Blanketed improvements:** All lot improvements made prior to January 1, 1992, shall be blanketed, per the Board as “approved”, unless it can be shown that prior to January 1, 1992, the owner intentionally violated the Architectural Standards and/or ACC member’s clarification of the standards, and/or deviated from the approved plan, without ACC approval.

M. **Exceptions:**

1. If a structure must be repaired or is altered later, the structure repair or alterations must meet the current standards.
2. Before a lot is sold any improvement that has been made which does not conform to current guidelines and which, in the judgment of the ACC, has significant adverse impact on the appearance of the park or the enjoyment of their premises by nearby land owners, must be modified to meet current standards prior to closing of escrow.

Architectural Violations: A fine of \$100 per month may be imposed by the Board for non-conformity to Architectural Standards.

PROCEDURE FOR ARCHITECTURAL CONTROL COMMITTEE (ACC) APPROVAL

- A. Obtain a **LOT IMPROVEMENT REQUEST** packet and a copy of your **PLOT PLAN** (Lot showing its dimensions) from the Front Office. Know the requirements pertaining to your improvement and carefully study the example packet before you begin.
- B. Draw your lot to scale, on the approved form provided, showing the boundaries and all existing concrete coverage, structures, etc. Show lengths and widths, etc. Then draw your proposed improvements on the form showing all dimensions and setbacks clearly. **Use Black Ink.** Coloring may be used to clarify your plans.
- C. In writing, describe specifically your intended improvement, so there is no doubt what you are proposing. Owners are responsible for establishing their property lines.

If the ACC inspector disputes the owner’s established lot lines, ACC approval may be denied until survey markers are established by a California licensed surveyor at the expense of the owner.

- D. Submit your completed request with a \$50 refundable fee to the Front Office by 4:00PM Wednesday of any week, and it will be reviewed by the ACC at its regular Thursday meeting. Result should be available Friday. No regular meetings are held during the off season, April through October.

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- E. On-site inspections are required for concrete additions after the concrete forms are installed (before the concrete is poured), and after the concrete is poured, to insure minimum setback requirements and compliance with 75% maximum coverage. Two Irrigation inspections are also required. One after the concrete forms are in place and one after the concrete has been poured and the forms have been removed. Other inspections, as noted on our approved request, may be required. When you are ready for each inspection, bring your approved RED-stamped Owners copy back to the Front Office before 4:00 PM on Wednesday.
- F. All ACC approvals are only valid for twelve (12) months. A final on-site inspection is required after all work is completed. The \$50 fee will not be refunded after 12 months. Fees are received and refunded at the Front Office.
- G. After February 2, 1998, owners initiating work that was not approved by the ACC are subject to a \$100 fine per month.

FOLLOW YOUR APPROVED PLAN. HAVING TO RE-DO YOUR CONSTRUCTION CAN BE COSTLY.

Plans for all improvements must be submitted to the ACC for approval in order to maintain a uniform quality and appearance throughout the park. *The following requirements are to be adhered to without exception.*

The ACC cannot approve variances. Initial approval of plans does not constitute permission to violate these RCB Architectural Standards.

I. MAINTENANCE

All improvements and property, including RV's must be cared for and maintained to a reasonable high standard to comply with CC&R's. Consideration must be given to irrigation and maintenance that may be affected by an improvement or alteration on a lot. Changes as needed are at the cost of the lot owner.

Maintenance or replacement in kind, such as repainting, recarpeting deck, reroofing, etc., that conforms to the original material and color does not require ACC approval. A change in color does require ACC approval.

II. LOT LINES

For any concrete or structural additions requiring setback measurements, owner must install string lines showing the relevant lot lines. Those string lines must be available for each relevant inspection requiring setback measurement. If the ACC inspector disputes the owner established lot line, ACC approval may be denied until survey markets are established by a California licensed surveyor at the expense of the owner.

III. SETBACK REQUIREMENTS (Includes park models)

A. RECREATIONAL VEHICLE, including slide-out extensions (park models with bay windows) decks, steps, and skirting must set over concrete. All aforementioned must have a setback of at least six (6) inches from the grass measured horizontally.

B. RECREATIONAL VEHICLES

1. R.V.'s must be set back a minimum of five (5) feet from the street property marker and rear common area and a minimum of three (3) feet from side property lines including side common area. Street side area must be large enough to accommodate one 20-foot vehicle. Roof overhang is exempt from setback requirements on the street side and common areas.
2. On outer walls, all park models or RV's must be set back a minimum of three (3) feet from the wall. Roof overhang is exempt.
3. Slide-outs, tip-outs, bay windows and any side extensions to RV are a part of the RV when measuring setbacks.

C. DECKS/STEPS/AWNINGS

Must have a minimum setback of three (3) feet from side property line, and a minimum of five (5) feet from street property marker and rear common area. All measurements are to be taken at 90 degrees to property lines. Small window awnings are exempt. See Article IX.

D. SHED SETBACK refer to Article V.

E. See Attached sketches and information on setbacks.

IV. CONCRETE

- A. Concrete and/or structure **MUST NOT** cover more than 75% of lot.
- B. The top of raised concrete shed pad when poured is to be two (2) inches in height above the highest surface the pad touches.
- C. No asphalt is permitted on lots. All new concrete installations shall have nylon fiber mesh.
- D. No water/sewer lines to run under concrete without ACC approval. All water, electric, sewer services must be installed in conduit or sleeved under concrete.
- E. Any concrete, including pre-colored concrete, to be poured, or any intended staining, painting or application of any substance to, on or with concrete, such as inlaid stone, rock, wood, etc. must have ACC approval before work begins and will be considered as part of the maximum 75% concrete.

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The epoxy overlay of concrete will be a color approved by ACC. The final coat texture must also have Architectural Control Committee approval. If the material color or process has not been previously approved by ACC a color and texture sample must accompany the request. If approved the samples become the property of the ACC to provide a record of “previously approved” treatments for future applications.

- F. Due to maintenance problems, rock, block or brick in any form used as a walkway or cleanup must be cemented down.
- G. Concrete or block walls must not exceed 13 inches in height above the ground level on highest side of the wall.
- H. When the sprinkler system is changed or interrupted, the property owner must have RCB Irrigation Approval Stamp before the form inspection. A second Irrigation Approval Stamp is required before final concrete inspection.

V. SHEDS

- A. Rectangular sheds must not be smaller than six (6) feet by six (6) feet, and not larger than eight (8) feet by ten (10) feet outside framing measurement. Irregular shaped sheds placed against park models shall not exceed the width of the park model and shall not exceed 80 square feet. Height must not exceed seven (7) feet ten (10) inches from top of cement floor to the highest point of rafter framing and must not exceed six (6) feet ten (10) inches from cement floor to top of rafters on outside wall. Gable and eave overhang are restricted to three (3) inches or less. Freestanding sheds are to be of “gable” roof design. All sheds other than a wood frame will be considered for approval on an individual basis.
- B. Sheds may be of aluminum, wood or vinyl construction. All sheds must conform in design to the park standards. Wood sheds must be of siding material and roofed with asphalt shingles or roofing tile if exposed to weather. Wood sheds should match existing park model.
- C. Shed color to be entirely eggshell white or light beige, except that color may match existing park model. Painting shed/trim to match mobile RV” is not permitted.
- D. Sheds are to be placed on concrete or manufactured pads which are a minimum of two (2) inches thick above concrete slab and with a six (6) inch setback from the grass, must be at least six inches from property line and at least five (5) feet from the common area. If the lot has three (3) common area sides, the shed may be placed six (6) inches from one common area sideline. Sheds may be placed against the outer wall.
- E. Sheds are to be approved by the ACC, for location, size, construction, and color prior to installation.
- F. The flat roof portion of shed must be under an awning.

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- G. Sheds are for storage only and not considered to be a permanent structure.
- H. Consideration should be given to neighboring owners when placing shed.
- I. Only one shed per lot.

VI. RECREATIONAL VEHICLES/PARK MODELS

- A. Must meet setback requirements of Article III.
- B. Non-self contained recreational vehicles are considered park models.
- C. All park models must be skirted as required in Article VIII.
- D. Plan for park model placement, showing size and description, must be approved by ACC before being admitted to the park. Park models are to be parallel with the utility side of the property line.
- E. Park model color must have ACC approval. Base and trim colors **MUST** be stated on ACC Application.
- F. Used park models moved on the lot must be like new in appearance and quality
- G. Park model, and any recreational vehicle that has been permanently skirted, require copper water pipe and rigid sewer pipe for connection. Refer to Section XI, Utilities.
- H. Owners are cautioned that park models purchased outside the State of California may not conform to the State Code. All are subject to City of Indio, as well as State of California inspection.

VII. DECKS/PORCHES

- A. Must meet setback requirements of Article III.
- B. Plan for the placement of a deck/porch and any additional structure, showing description, is to be approved by the ACC prior to installation.
- C. Recreational vehicle additional structures and concrete must not cover more than 75% of the lot, per State Code.
- D. No decks/porches are permitted unless a park model or permanently skirted RV is set up on the lot.
- E. Deck/porch perimeter must have at least six (6) inches of concrete horizontally revealed. Deck/porches must be entirely over concrete instead of just a concrete border.

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- F. Clear Lexan, or solid railing, must not exceed thirty-six inches above deck level except around cabinets per Article XX Cabinets. Solid railings must match park model finish. Must receive ACC approval before installation.
- G. All City, County and State Building Codes must be met and is the responsibility of the owner.
- H. Golf ball netting – See Article XIX
- I. Pet owners may have lattice work on porches and decks up to two (2) feet in height and attached to the railings. The lattice may be made of wood or plastic.
- J. Decks must have railing on perimeter and stairs.

VIII. SKIRTING REQUIREMENTS

- A. All park models, decks or porches must be skirted with solid, non-transparent material. Material other than standard wood, aluminum, or hard vinyl siding, used throughout the park, must have specific ACC approval prior to installation. Color of skirting must blend with the park model. Park models must be skirted within 45 days of installation.
- B. Mobile RV's if skirted, can be skirted as described above, or with a non-transparent vinyl or similar material, weighted at the bottom. Color to blend with RV.
- C. Skirting must rest on concrete and concrete must extend at least six (6) inches horizontally.

See Decks/Porches, Article VII and Setback Requirement, Article III.

IX. AWNINGS

- A. Deck and patio awnings must be constructed of solid aluminum. Plans for placement, showing size, type of construction, and color, must be approved by the ACC.
- B. Fabric awnings or awnings of similar construction which are attached to mobile RV by the manufacturer do not require approval. If mobile RV awnings are to be anchored to the ground the anchors must comply with the setback requirements of Article III. See Section X, Item B, for use of blinds and sunscreens.
- C. Awnings, other than described in "B" above, require plans to be submitted to the ACC for approval.
- D. Awnings are included with concrete and other improvements when calculating the 75% lot coverage. See III, C.

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- E. No freestanding awnings or carports are permitted. No louvers allowed except on windows.
- F. Awnings must set back at least five (5) feet from the street and common area, and at least three (3) feet from side property line.
- G. Small aluminum window awning may extend up to 42 inches, but not beyond the property line. Minimum height from the ground, per State Code, is 74 inches.
- H. No screened-in or enclosed awnings. Any proposed materials or structure to be placed between deck and awning must have ACC approval. Blinds or shades are permitted. See Article X.

X. BLINDS/SHADES

- A. Plans for placement, type and color are to be submitted to the ACC for approval.
- B. Exterior rolling shutters may be used between the awning and the deck/porch or between the awning and the patio concrete. Shutters may not be installed to form a complete enclosure usable for parking or storage of a motor vehicle. The vehicle parking space cited in Article III Section B 1 must be outside any shuttered area.
- C. Where there is an irregular opening created above the blind, it may be permanently filled with metal of the same color as the blind or clear lexan.
- D. Blinds and shades attached to a motor home, travel trailer or 5th wheel awnings must not be anchored in or over grass areas and must not exceed the length of the awning. Use of metal anchors not more than 2" from concrete is acceptable.

See Decks/Porches, Article VII, and Awnings, Article IX.

XI. UTILITIES

- A. Plans for any additions or changes to the utilities and sewers are to be submitted to the ACC for approval.
- B. All newly installed park models and permanently skirted RV's must have copper water pipe connections to the pedestal with a check valve and positive shut off valve that can be locked in the off position in addition to Association main valve. Mobile home type rigid sewer hookup is required. Such water and sewer pipe is recommended for all RV's that will be hooked up for an extended time.
- C. No water/sewer lines to run under concrete without prior ACC approval.
- D. Utility lines above ground must not interfere with grass maintenance. Concrete is recommended under utilities. Concrete placed around utility lines and in small areas that

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are difficult for grass maintenance will not be counted in the 75% maximum concrete coverage, however, ACC approval is still required.

- E. City of Indio restricts at least one side of propane cabinets to come down no closer than 1-1/2 inches from the surface the tanks sit on. This is to allow any escaping propane (which is heavier than air) from a faulty or broken valve, hose or connector, to flow from the cabinet. Propane is highly flammable.
- F. The propane flex line from the tank to solid hookup must be outside the skirting of the park model. (Authorized 3/31/01 – Added 9/1/01)
- G. Make sure skirting adjacent to propane tanks is sealed to prevent any escaping propane from going under deck or park model.
- H. All permanent installations MUST enclose the propane tanks in an approved cabinet on exterior concrete. All installations which were done prior to March 15, 2003 will have until March 15, 2004 to comply with this regulation.

XII. WASHER/DRYER OUTSIDE INSTALLATION

- A. Washer/dryer or other approved appliances installed must be enclosed in a cabinet that matches the park model.
- B. Plans showing location and size of proposed cabinet must be approved by the ACC.
- C. Washer/dryer must be placed on the deck or in the shed. If there is no deck, washer/dryer must be placed in the shed or on the concrete against the entry side of park model.
- D. Electric dryers installed after July 1, 1997 must not exceed 120 volts. Gas dryers are recommended.

XIII. LIGHTS

- A. Plans showing design and placement of external lights are to be approved by the ACC, except seasonal decorative lights.
- B. Pole lights, including fixture, may not exceed seven (7) feet in height.
- C. Consideration must be given to neighbors and lawn maintenance when planning placement of lights. Protecting accent lights and poles from maintenance equipment is the lot owner's responsibility.

XIV. AIR CONDITIONERS/EVAPORATIVE COOLERS

- A. Must be installed on concrete pads, extending six (6) inches beyond unit.
- B. Maximum size to be two and one half-ton capacity.
- C. Plans for placement to be submitted to the ACC for approval.

XV. PET RUNS/ENCLOSURES

- A. Permanent pet runs or enclosures are not permissible.
- B. Temporary or portable pet enclosures must be located on concrete or on a deck/porch.

XVI. SATELLITE ANTENNAS AND AERIALS

- A. Guyed exterior aerials and antennas must have ACC approval.
- B. See CC&R's for satellite dishes, and TV devices.
- C. Plans for satellite dishes and TV receiving installations are to be submitted to the ACC for approval.
- D. Satellite dishes and TV receiving devices must not be installed with the uppermost part above the peak of the roof of the park model and if overhanging, they must be at least 74 inches above the grass level at the lowest part.

XVII. DRIVEWAY POSTS/CHAINS

Posts and chains to close off driveways from the street are to be white plastic, and approved by the ACC.

XVIII. GOLF BALL NETTING/SCREENING

Acceptable golf ball netting/screening is one that is least obvious at any angle of view, such as netting/screening that is black or dark brown in color with minimum one-half inch openings throughout. Support posts color must also be as inconspicuous as possible. Plans must be submitted to the ACC showing location and indicating the description of netting, any support posts, and method of installation. Netting shall not exceed 12' in height.

Golf ball netting/screening installation must have ACC approval, except when netting/screening is hung between park model awning posts, complies with the above standard, and is hung in a professional looking manner.

XIX. CABINETS

- A. Only three cabinets allowed per lot. All three (3) cabinets **MUST** be placed on the deck. If no deck exists, the cabinets **MUST** be placed on the concrete with the longest side against the Park Model on the entry side only. All cabinets on the concrete **MUST** be stationary.

One cabinet four (4) feet high, four (4) feet deep and eight (8) feet wide. The height of this cabinet may be up to six and one half (6.5) feet for park models with no raised deck.

One cabinet, four (4) feet or higher may be constructed but not to exceed eight (8) feet high, forty-eight (48) inches deep and six (6) feet long, and longest section of cabinet must be against the park model.

One, no longer than six (6) feet in wide, four (4) feet in depth, and four (4) feet high, (may be on wheels).

- B. Wooden cabinets must be painted to match park model.
- C. All cabinets constructed must have dimensions and locations shown on plans and approved by ACC.