

SUPPLEMENT TO  
WEST CAMPUS POINT  
PROPERTY USE AND  
MAINTENANCE REGULATIONS

UNIVERSITY OF CALIFORNIA SANTA BARBARA  
West Campus Point Architectural Guidelines

9/3/86

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# UNIVERSITY OF CALIFORNIA SANTA BARBARA

## West Campus Point Architectural Guidelines

As provided in the West Campus Point Property Use and Maintenance Regulations (the "Regulations"), the Chancellor of the University of California Santa Barbara ("UCSB") has approved the following Architectural Guidelines. These Guidelines are intended to assist homeowners wishing to make improvements to their property to conform to the requirements of the Regulations and to prepare submissions for the Architectural Review Board (the "ARB") which can be approved without undue delay or the requirement of substantial changes. These Guidelines are designed to implement the more general requirements of the Regulations. They do not, however, in any sense supersede the provisions of the Regulations. Also, since these Guidelines (unlike the Regulations) are subject to change by the Chancellor of UCSB at any time, you should check with the ARB to be sure that you have the current edition of the Guidelines before undertaking any project covered by the provisions of this document.

### I. GENERAL PURPOSE

As in the case of the Regulations, the general purpose of these Guidelines is to ensure that West Campus Point remains an aesthetically pleasing and attractive community for all of its residents by assuring that all buildings and other structures erected within the project will be complementary to the basic architectural character of the overall project design. By establishing these Guidelines, UCSB hopes to assure a continuity of concept and design that will preserve the quality of community life for all residents and enhance the value of the investment which each homeowner has made in West Campus Point.

The ARB is established for the purpose of performing the architectural review of proposed construction and alterations to Structures and Leasehold Property within West Campus Point. The ARB consists of either three (3) or five (5) members, at least a majority of whom are appointed by the Chancellor of UCSB; the remaining members may be appointed by the Homeowners Association.

By promulgating these Guidelines, it is not the intent to unreasonably discourage improvements to the dwelling units and the Common Area. However, it is necessary that some basic requirements be imposed if the overall architectural character of West Campus Point is to be preserved. As you plan your specific improvement project, you are urged to contact the Chairperson of the ARB to clarify any questions which you may have concerning these requirements. The ARB stands ready to provide whatever assistance it reasonably can to help you achieve your objectives in a manner that is consistent with the interests of the overall community.

## II. SUBMITTAL PROCEDURE AND REQUIREMENTS

As provided in Article II of the Regulations, no construction or improvements may be undertaken on any Structure or Leasehold Property within West Campus Point without the prior approval by the ARB of the plans and specifications for such work. Similarly, no landscaping work may be undertaken without ARB approval of a landscaping plan. The procedures for obtaining such approvals are described below.

### A. Plans and Specifications

An application package must be submitted to the ARB for every proposed work project that (i) affects the exterior appearance of any Structure or Leasehold Property or (ii) affects the interior design or structural integrity of any Structure.

1. Each application package must contain (as appropriate):

a. An ARB Property Improvement Application (available from the ARB Chairperson;

b. A site plan showing the location of all proposed and existing Structures on the Leasehold Property, proposed drainage plan, easements, location of existing trees, such trees the owner proposes to remove and the location of proposed utility installations;

c. Working drawings and construction specifications;

d. Exterior elevations of all proposed Structures and alterations to existing Structures;

e. Specifications of materials, color scheme, lighting scheme, and other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures;

f. Plans for landscaping and grading.

g. The proposed construction schedule, including the period of time during the day when construction work is to take place;

h. The number and type of construction vehicles to be involved during the period of proposed construction and a plan for the provision of parking for such vehicles.

2. The application package should be submitted to the ARB Chairperson. Two (2) complete sets of all plans required for each submission. As provided in Article II, Section 2.07 of the Regulations, you may also be required to pay an application fee at the time of submission. Costs which may be incurred by UCSB or the ARB in pursuing various remedies available under the Regulations, or the Residential Lot Lease (including the costs associated with the required removal of any unauthorized structure) may be separately assessed against a homeowner violating the provisions of the Regulations and Guidelines.

3. Plans should, insofar as applicable, be prepared in accordance with the Building Code (as defined in the Regulations) and other applicable codes, and with clarity and completeness. For work requiring variances from the provisions of the Regulations or these Guidelines, it is recommended that plans be submitted at the preliminary drawing stage for a preliminary review by the ARB. This could save you money should major revisions to the plans be required.

4. As required by the Regulations, each application package must be accompanied by written evidence that any homeowners holding adjoining Residential Lots have been informed of the proposed work for which ARB approval is sought. (The ARB Property Improvement Application will set out more specifically the form of written evidence required.)

5. If the proposed construction work will require the use of the Common Area, whether for purposes of transporting materials or the temporary storage of materials or otherwise, the application package to the ARB must be accompanied by a letter from the Association granting permission for such "right of entry" during the course of construction. (Such a letter can be requested from the President of the Association.) In such cases, as deemed necessary by UCSB or the ARB, a security deposit or bond may be required from the contractor to assure that any damage to the Common Area property will be restored. If the proposed construction work will involve any encroachment on any adjoining Residential Lot, it will be necessary for you to enter into an agreement with the homeowner(s) of such adjoining Residential Lot respecting the use of such property, arrangements for indemnification, and the like.

6. Under the Regulations, the ARB is obliged to act on your application within forty-five (45) days following the submission of a complete application package. If the ARB fails to make a decision within such period, your

application is deemed to be approved. If the ARB disapproves your application, you may petition the Chancellor of UCSB for review as provided in Section 5.05(d) of the Regulations.

7. If your application is approved, one (1) set of approved plans, bearing an ARB approval stamp, will be returned to you. The second set will be retained in the ARB files. At the same time, you will be given an ARB permit which must be prominently displayed on the construction site until the work is completed.

8. A full and complete set of "as built" drawings must be submitted to the ARB no later than sixty (60) days following completion of construction. Upon written request of the homeowner, the ARB shall issue a Statement of Compliance stating that the completed work complies with the ARB approved plans and specifications.

#### B. Timing of Approved Construction

All work undertaken pursuant to ARB-approved plans and specifications shall be pursued diligently and shall be completed within one hundred eighty (180) days of the date of such approval. If the scope of such work warrants a more extended completion period, the ARB may grant such extensions as are necessary. If construction pursuant to approved plans and specifications is not commenced within ninety (90) days of ARB approval, a new application package may be required to be submitted.

### III. ARCHITECTURAL STANDARDS

Diversity and innovation in architectural design will be encouraged in West Campus Point as long as it is complementary to the overall character of the Development and the general campus community.

In developing architectural designs that both express the owner's individuality and taste and contribute to the preservation of West Campus Point as an architecturally attractive community, it is important to consider the stylistic elements that constitute the design. Forms, colors, and materials should be derived from those present in the Development and should be used in a way that does not result in too great a mixture of forms, colors, or materials on any Structure or surface.

**A. Height Restrictions**

Without specific approval of the ARB, no building or Structure erected on any Leasehold Property (including any additions or improvements thereto) may exceed the height restrictions for the dwelling unit constructed on such Leasehold Property, as set forth in the approved plans and specifications for the West Campus Point Planned Unit Development.

**B. Materials and Colors**

1. Colors and materials used for Structures in West Campus Point should conform to those set forth in the approved plans and specifications for the Development. Alternative uses of materials and colors will be subject to ARB review and approval.

2. Exterior painting of any dwelling unit or other Structure must be approved in advance by the ARB unless the repainting is of the same color as previously approved by the ARB.

**C. Accessory Structures**

1. Structural or material additions or alterations to the exterior of any building or other Structure must generally conform to the materials, colors, character, and detailing of the existing building or Structure.

2. Additions of rooms or balconies to existing buildings will not be permitted.

3. All patio structures, sunshades, arbors, trellises, gazebos, atriiums, and other accessory structures shall conform to the following requirements:

a. All such Structures shall be consistent with the architectural character of the dwelling unit to which they are attached or adjacent.

b. All such Structures, including their roofs, shall be constructed of materials compatible with those used in the dwelling unit to which they are attached or adjacent.

c. All such Structures shall be stained or painted so as to match the color of the dwelling unit to which they are attached or adjacent.

**D. Mechanical Equipment**

1. Installation of all mechanical equipment, including but not limited to air conditioning and spa equipment and water softeners shall require specific ARB approval.

2. Drawings of such equipment must indicate the location of the equipment and, if it is exposed to view, the proposed method for screening.

**E. Drainage and Fill**

1. The original course of surface water flow shall not be disturbed or altered.

2. Gutters, downspouts and scuppers must be primed and painted to match the color of adjacent surfaces.

**F. Landscaping and Related Improvements**

Unless specifically approved by the ARB, landscaping design and materials used for the Common Area must conform to the original approved plans and specifications for West Campus Point.

**G. Solid Waste**

All materials located on any Residential Lot or portion of the Common Area during construction or alteration of any Structure or other improvement shall be removed at the completion of construction, but in no case later than 120 days from the date of ARB approval of the project. The ARB may grant an extension if compliance with this section is deemed a hardship by the ARB.

**H. Athletic Equipment**

No athletic equipment may be permanently attached to any Structure.

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