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THE SEA RANCH RESTRICTIONS
DESIGN COMMITTEE RULES

Section 4.04 of The Sea Ranch Restrictions, recorded May 10, 1965, in the office of the Recorder, County of Sonoma, in Book 2127 of Official Records at page 237, provides, in part, that the Design Committee may, from time to time, and in its sole discretion, adopt, amend and repeal by unanimous vote, rules and regulations, to be known as "Design Committee Rules", which among other things, interpret or implement the provisions of sections 3.03, 3.07 and 3.09 of The Sea Ranch Restrictions and which list species of ground covers, shrubs, and trees.

Section 4.04 further states that, upon the certification and recordation of the Design Committee Rules, the Design Committee Rules shall have the same force and effect as if they were set forth in and were a part of The Sea Ranch Restrictions.

Pursuant to the authority vested in it by said section 4.04, the Design Committee has adopted Design Committee Rules which were recorded on July 15, 1966 in Book 2220, page 678, of Official Records of Sonoma County.

Pursuant to the authority vested in it by said Section 4.04, the Design Committee has amended certain of the Design Committee Rules and has adopted additional Design Committee Rules. The present Design Committee Rules as amended are hereinafter set forth.

RULE 1. The letter of acknowledgment mentioned in paragraph (c) (1) of section 3.03 of The Sea Ranch Restrictions shall, in addition to any other requirement, state that the person designing the proposed work has visited the site where the proposed work is to be performed.

RULE 2. Prior to the submission of final working plans and specifications required by the Design Committee pursuant to paragraph (c) (2) of section 3.03 of The Sea Ranch Restrictions and to Rule 3 of the Design Committee Rules, two (2) copies of preliminary drawings shall be submitted to the Design Committee for its review. Such preliminary drawings shall include:

(a) A plot plan of the lot drawn at a scale of no less than $1/8'' = 1'-0''$ indicating (i) the lot, block and unit number, (ii) a north arrow, (iii) contour lines at intervals of 2' or less, (iv) the location of all existing and/or proposed improvements, (v) the direction of views, (vi) the proposed drainage plan, (vii) the proposed location of septic tank and leach lines, the location of all existing trees having a height in excess of six (6) feet and having a trunk measuring six (6) inches or more in any diameter at ground level, (viii) such trees which the owner proposes to remove, and (ix) the location of all proposed utility installations. A drawing shall also be included to indicate the approximate location of any improvements on neighboring lots.

(b) A floor plan drawn at a scale of no less than $1/8'' = 1'-0''$.

(c) Four major exterior building elevations.

(d) A roof plan drawn at a scale no less than $1/8'' = 1'-0''$, together with an outline description of materials and colors proposed for use upon all exterior building surfaces.

RULE 3. After the submission of the preliminary drawings pursuant to Rule 2, Owner shall submit to the Design Committee for its approval all of the plans, specifications, drawings and schedules described in clauses (aa) through (ff) of paragraph (c) (2) of section 3.03 of The Sea Ranch Restrictions.

RULE 4. A plans inspection fee of Fifty Dollars (\$50.00) shall accompany the submission of the preliminary drawings required by Rule 2; provided, however, that there shall be no plans inspection fee whatsoever where the proposed work will cost less than Five Thousand Dollars (\$5,000) or where an architect is employed by the Owner to prepare the drawings, plans, and specifications required by Rules 2 and 3. The said plans inspection fee shall cover all drawings, plans and specifications submitted to the Design Committee pursuant to section 3.03 of The Sea Ranch Restrictions and Rules 2 and 3.

RULE 5. Rules 1 through 4 shall have like application, force and effect with respect to any proposed work under paragraphs (d) and (e) of section 3.07 and section 3.09 of The Sea Ranch Restrictions.

RULE 6. The maximum height for any residence to be built between State Highway No. 1 and the Pacific Ocean Coastline shall be twenty-four feet above the ground level of the site for said structure; provided, however,

that the Design Committee may, in its discretion, make exception to this Rule. Height shall be measured as set forth in paragraph (1) (3) of section 3.03 of The Sea Ranch Restrictions.

RULE 7. A fuel tank, water tank or tower, or a similar storage facility shall be deemed, for purposes of paragraph (1) (11) of section 3.03 and paragraph (b) (8) of section 3.09 of The Sea Ranch Restrictions, to be an integral part of the main structure of the residence if it is enclosed or concealed in such a manner as not to be visible from neighboring property.

RULE 8. Built-up tar and crushed rock may be used on flat roofs; provided, however, that:

- (a) The built-up tar and crushed rock surfaces do not cover more than one-third of the total roof surface.
- (b) No part of the built-up tar and crushed rock roof surfaces shall be visible from neighboring property.
- (c) Prior to the installation of any built-up tar and crushed rock materials, the color, size and type of rock to be used on the roof surfaces must first be approved by the Design Committee.
- (d) The crushed rock must be uniform in size, be from 1/2" to 1 1/2" in diameter, and be densely applied to a minimum thickness of 1 inch.

RULE 9. No standing stumps of three (3) feet or more in diameter and two (2) feet or more in height, and no log of two (2) feet or more in diameter and eight (8) feet or more in length shall be destroyed or removed from any private area or project area until and unless the Owner or Project Committee of such area first obtains the approval therefor from the Design Committee.

RULE 10. Unless the context demands or unless otherwise stated in the Design Committee Rules the terms used therein which have been defined in The Sea Ranch Restrictions, are used in the Design Committee Rules as they have been defined in The Sea Ranch Restrictions.