

APPENDIX A-3

Encinitas Ranch Community Association
Architectural Committee
Detached Cabana / Patio Cover Design Guidelines

Based on the following from the approved Architectural Standards, the Architectural Committee has articulated these design guidelines for any detached cabana / patio cover.

2.3 Additions: “Additions shall be in the scale and proportion of the existing residence. Style and materials shall be compatible with the existing residence and surrounding properties.

2.4 Roofs: “Roofs shall be installed, repaired, or replaced with material that is fire retardant and the material must be substantially the same as the prior roof or compatible with the rest of the residence.”

Design Guidelines for Detached Cabana / Patio Cover

1. All detached structures with solid roof covers should attempt to be consistent with the material and color of the existing roof of the primary residence. Flat roofs are not permitted. Overall height should not exceed 14 feet above finished grade. Roof may be supported by only one solid wall which should not exceed 10 feet above finished grade by 8 feet wide. Other roof supports shall be column design (round or square) either from counter height to roof or grade to roof. Scale must be appropriate for the design and existing residence. Cabana/patio cover structures are to be open not enclosed.
2. All detached structures with a open-trellis roof cover shall be compatible in materials (wood or equivalent quality of material and look as determined by the AC) and colors as those found on the existing residence. Overall height should not exceed 12 feet above finished grade. Trellis may be enclosed by one wall which should not exceed 10 feet above finished grade by 8 feet wide. Other roof supports shall be column design (round or square) either from counter height to roof or grade to roof.
3. If the owner desires a variance to the dimensions of the proposed structure, they may submit a request, with the proper justification, including but not limited to size of the lot or lot location, to the Architectural Committee. The Architectural Committee shall first review the request and provide its recommendation; final approval of the variance rests with the Board of Directors, consistent with the Association's variance procedures.
4. All support walls and columns shall be articulated with some architectural detail consistent with the existing residence – stucco with detailing, wood trim with detailing, stone or brick veneer, and/or shaped columns, as applicable.
5. Columns or other roof supports shall not exceed 24 inches width per side or 24 inches diameter.
6. Detached cabana's and patio covers (either solid or open-lattice) must maintain a minimum sideyard setback of 5'-0".
7. Service counters shall not exceed 3'-4" above finish grade. Columns or other roof supports are permitted above the service counter, as needed.

