

Architectural Guidelines

► The Architectural Committee is charged with reviewing and approving plans for any proposed improvement on the private lots within the Skypark. This includes not only buildings but such items as walls, fences, sheds, patio covers, solar panels, antennas, new landscaping or any significant change of existing landscaping (i.e. switch from grass to desert landscaping).

GUIDELINES:

A. GENERAL CONDITIONS

1. Kern County Codes and Ordinances should be considered only as minimum requirements for Skypark design and construction.
2. All exterior improvements on residential properties, whether new or existing, are subject to submittal to and written approval by the Architectural Committee prior to construction Ref. SECTION 9.02
3. Construction of the residence, hangar, and certain site improvements, shall be done simultaneously, in accordance with the CC&Rs and By-Laws. Immediate construction upon purchase is encouraged. Ref SECTION 9.01.1
4. Any improvements on the Industrial and Commercial properties are subject to the previously approved Precise Development Plan M-2 P-D 234-2, entitled *Aircraft Hangars Lot 11, Tract 4558*, and Precise Development Plan C-2 P-DH 230-5/231-3, entitled *Restaurant*, respectively. Any improvements deviating from the approved Plans are subject to Reapplication and Public Hearing according to the California Environmental Quality Act (CEQA). Improvements of any kind are subject to the conditions of approval of the Precise Development Plan A-1 P-DH C-2 M-2 P-DH E-3 P-DH 230-3 and 23 1-1 for Tract 4558.
5. Any deviation from these Guidelines shall be approved in writing by the Rosamond Skypark Board of Directors. Ref. SECTION 9.08

B. SITE PLANNING

1. Two story residences allowed only on Stetson Avenue with concurrence of existing adjacent residents as of December 1, 1997.
2. All side yards shall be a minimum of ten feet (10).
3. The front yard shall be at least equal to the minimum of the neighboring properties, and the average distance if they are different.
4. Residences shall be placed in the front one-third (1/3) of the property, allowing sufficient space for the hangar to the rear forty percent (40%) of the property. The distance between residences and hangars shall be maximized.
5. The type, size, construction and color of the hangar are governed by SECTION 9.01.1 of the CC&Rs.
6. Vehicular access shall always be maintained between the public street and the rear of the property to avoid trespassing over taxiways or other common areas.
7. The use of portable sheds of any kind or size is discouraged. One (1) garden tool shed matching the hangar in siding and color may be approved by the Architectural Committee.

8. Additions or modifications to homes or hangars shall be compatible with original construction. Ref: SECTION 9.02
9. A concrete or asphalt apron shall be provided at the entry to each hangar and shall be of sufficient size that at least one aircraft can be temporarily parked there without encroachment into the common area. No earth or desert mix paving will be allowed as a substitution for the required apron.
10. Air Conditioning Condenser and/or evaporative cooler units shall be placed as far away from neighboring living areas as possible.
11. Walls on property lines shall be concrete slat type or hollow unit masonry and must be approved by the Architectural Committee.
12. Gates toward streets and taxiways should be decorative wrought iron, and as open as possible. No chain link fences are allowed in any location, except as a very temporary security measure.
13. No permanent construction will be allowed in front, side or rear yards.
14. The location of any antennas and satellite dishes are subject to review of the Architectural Committee for placement and height.
15. Front yard landscaping, to the extent possible, shall include two (2) mature trees (at least fifteen (15) gallon).
16. If residences and hangars are constructed on more than one (1) lot, the owner shall be entitled to one (1) vote for each lot owned and subject to assessment. Ref: SECTION 5.01 (a)

C. RESIDENTIAL DESIGN

1. Geodesic, modular homes or trailers shall not be permitted.
2. Any visible residential roofs shall be clay or concrete tile.
3. Exterior walls and the soffits of overhangs shall be cement plaster in earth tone colors similar to the existing construction. No open soffits shall be allowed, and overhangs on all sides shall be at least two feet (2').
4. No through-wall air conditioning units coolers are allowed on residences. Through wall air conditioning or evaporative coolers may be used on hangars subject to Architectural Committee approval.
 - a. Residential evaporative coolers shall be ground mounted with ducting run into residence close to ground or enclosed by stucco walls matching residence.
5. At least two (2) car garage bays shall be available at all times, and no garages may be used as habitable space. Ref. SECTION 11.08
6. Permanent, site-built residences with a minimum living area of 1400 square feet are required, and each residence so constructed shall concurrently include an aircraft hangar having a minimum enclosed area of 1500 square feet, reference CC&R SECTION 9.01.1.
7. Recommended location for installation of Solar systems shall be on the roof of aircraft hangar.