



## **Flying-O Ranch Community Association**

The Flying-O Ranch was conceived as an alternative to the all too familiar type of property development that results in the “suburbanization” of rural areas. It was the belief of the Flying-O developers that it is possible to implement a low-density development that retains the essential nature of this beautiful area. In order to ensure that this promise would be maintained over the years, guidelines were created for the development of the land and maintenance of the common areas. These are contained in a document entitled “Covenants, Codes and Restrictions (“CC&Rs”), the terms of which form a part of every property sale. Unlike many “planned” developments, the intent of the CC&Rs is not to legislate housing design standards. Rather, they are intended to ensure that new development will not adversely affect the overall ranch environment.

### **Design Committee**

Under the CC&Rs, a Design Committee was envisioned and implemented to preserve the delicate balance between the needs of parcel owners to create individualized homes and home environments and the needs of the Flying O community as a whole to experience as much of the ranch as possible in its natural state.

The basic premises that guide the function of the Design Committee are simple:

- As people are attracted to the Flying O by the quiet beauties of nature, the Committee must ensure to the extent possible that new development does not infringe upon these attributes.
- Provide guidance in the selection of safe home sites that wil not adversely affect the ranch environment.

As you explore your property and begin thinking about potential Home Sites, keep in mind that your choices must satisfy the needs of four constituencies:

- You and your family
- Madera County and its building codes
- Mother Nature
- The Flying O community as represented by the Design Committee

### **Choosing a Home Site**

#### *Procedures*

Property owners must propose their ideas for a Home Site(s) to the Design Committee for approval before any structural work can be started. As members of the Design Committee may not be immediately available to assess the siting, we strongly recommend allowing 2 to 4 weeks for a decision. All submissions should begin with an email or phone call to the chairperson of the Design Committee (See “Design Committee Members” at the end of this document)

Owners should try to set up a personal presentation to at least one member of the committee; the Home Site location should be clearly described in your email and staked out for physical inspection. Owners should make their submission(s) as early as possible in the planning process so that potential problems can be addressed before expensive commitments are made (having alternative sites can be helpful in this process). Any siting changes made after consultation with architects, builders or county inspectors must be resubmitted for review by the Design Committee before building can begin.

Per the CC&Rs, the Design Committee has “sole authority” to finally designate the Home Site.

### *Criteria*

1. Clearly, the Home Site must meet the needs of the owners. These needs include:
  - Natural beauty: views, foliage, natural features, water courses, etc.
  - Functionality: suitable location and area for construction of a residence, improvements and landscaping; an area appropriate for a septic field
  - Resources: reasonable access to a water supply and utilities
  - Safety: must be geologically stable; accessible by road; not subject to flooding or excessive water retention
2. The home site must meet Madera County and other governmental requirements. The following are highlights, not a definitive list. This information is advisory only. In all instances you should check the current regulations as these have been changing often.
  - The driveway must provide access for fire trucks:
    - The grade must not exceed 16% (this may soon be reduced to 12%)
    - If the driveway is not circular and is longer than 150 feet, the owner must allow room for fire engines to turn around (40 ft. radius).
    - If a driveway is longer than 700 feet, at a mid-way point there must be a section of widened roadway (20 feet across) that will allow two fire trucks to pass one another
  - Structures must be at least 30 feet from the property line
  - Structures must be at least 50 feet and septic fields 100 feet from any seasonal creeks
  - Any “significant” grading (moving dirt around) requires a special grading permit
3. The Home Site must meet the needs of the Flying O community to “secure a natural environment and appearance for the ranch”:

- The proposed Home Site should be in a location that will allow structures to be placed out of the sight-lines of other home sites, both existing and future, to the extent reasonably possible.
- Proposed Home Sites should be minimally visible from ranch roads.
- The location of the Home Site should also take into consideration sound isolation from neighboring sites.
- Home Sites should not interfere with established water drainage patterns.

### **Building Structures**

Houses and other structures should be planned to be hidden from view from both neighboring home sites and ranch roads. Since the Design Committee's overall objective is, as much as is reasonably possible, to preserve the Flying-O in its natural state for all owners, proposed improvements that are well hidden will result in less Design Committee involvement in their placement, design and finish.

#### *Procedures*

As discussed previously, owners must submit development or construction plans for improvements to the Design Committee for approval. For this purpose, the Design Committee does not need complete floor plans; a plan of the basic footprint and elevations with measurements should be sufficient. In addition, owners must submit samples of exterior finish colors and roof colors for approval. Structures that also require approval include temporary structures put up during construction, fences and signs.

*Criteria (Flying O Design Committee only; Madera County will have plenty to say on its own):*

- To the extent reasonably possible proposed structures should not intrude on the sight-lines of other Home Sites, both existing and future.
- Proposed structures should be minimally visible from ranch roads
- Design, finish and colors must be consistent with "secur(ing) a natural environment and appearance for the ranch"
  - Consider natural-looking building materials such as wood siding (real or artificial), logs, adobe, and native stone.
  - Roof coverings must be dark and non-reflective if visible from other Home Sites.
  - Choose subdued, darker colors and matte finishes that allow the structures to blend into the environment.
- All improvements must be at least 30 feet from parcel boundaries (this does not apply to driveway approaches to the Home Site).
- All ranch roads (those maintained by the Association) are on a 60 foot easement that has been offered to Madera County for dedication.

- No structure may exceed 25 feet in height without specific approval of the Design Committee. Approval will not be unreasonably withheld, and will be dependent on the proposed siting of the structure.
- Signs
  - All permitted signs (parcel identification/address, sale or rent, directions, rules and regulations, caution or danger) must have prior approval from the Design Committee. Usual and customary real estate agency signs are permitted.
  - Signs should be designed in keeping with the scenic and rustic nature of the ranch
- Fencing
  - Fencing cannot exceed the area constituting the Home Site (maximum of 10 acres)
  - Fences should be consistent with the character of the ranch

### **Cattle Easement Area**

The Cattle Easement Area is defined as all property on the ranch that does not fall within the Developable Area (10 acres maximum per parcel). Landscaping, planting, fences and other improvements within the Cattle Easement Area must be authorized by the Design Committee. Such improvements include (but are not limited to) ponds, corrals, barns, wells, water storage tanks, pump houses etc. Brushing and minor maintenance are allowed without notifying the Committee.

### **General**

You can anticipate the concerns of the Design Committee by visiting surrounding sites or homes and taking a look back at your proposed site(s) (leave a car or trailer there, or put up a colored tent or temporary flagpole). Imagine your home in winter when trees are bare; imagine the effect of a second story or peaked roof; imagine what effect clearing surrounding plants for construction and landscaping might have on your neighbors' views. As you visit other sites, have someone at your Home Site carry on a normal conversation (or leave on a portable radio at a conversational level) to check for possible noise pollution.

Be aware of environmental concerns and government requirements and restrictions.

Every point listed above is subject to the caveat: "to the extent reasonably possible." Although a 40 acre lot allows a lot of leeway in choosing a Home Site, it is not infinite, and there may be reasons why a Home Site must be or cannot be in a particular location. Also, as more houses are built, potentially "invisible" locations for later houses become more limited. And, obviously, homes at higher elevations will be in more owners' views and will, in turn, see more rooftops below.

When it comes time to begin construction, please be considerate of your neighbors: let them know what you plan to do and when you plan to do it. Be sure that all parties agree on boundaries and if, for example, your access road must cross a neighbor's parcel or you need to run power from a pole on their property, get permission well ahead of time.

Also, keep the ranch management apprised so they can anticipate increased traffic and security issues.

**Design Committee Membership:**

SA Davis, Dave Sprinkel, Al Tichenor (email [design@flyingoranch.org](mailto:design@flyingoranch.org))