



HOMEOWNERS ASSOCIATION

1835A S Centre City Pkwy Ste 315, Escondido CA 92025
summercreekescondido@gmail.com

REQUEST FOR ARCHITECTURAL APPROVAL

ACCESSORY DWELLING UNIT (ADU)

Owner's Name: _____

Address: _____

Phone: _____ Date: _____

Type of Work to Be Done: _____

NO EXTERIOR IMPROVEMENT CAN PROCEED WITHOUT PRIOR WRITTEN APPROVAL FROM THE BOARD OF DIRECTORS. THIS PERTAINS TO STRUCTURES, EXTERIOR PAINTING, SOLAR HEATING DEVICES, SATELLITE DISHES, AND FENCES. ATTACH A COPY OF PLANS AND SPECIFICATIONS. THESE WILL BE RETAINED FOR ASSOCIATION RECORDS.

NOTICES

1. See attached guidelines for Accessory Dwelling Unit (ADU).
2. Additional City approval and permits may be required.
3. Approval is non-transferable upon change of homeowner.
4. Work on approved architectural applications must commence within three (3) months from the approval date and be completed within 60 days from commencement of work.
5. Homeowner agrees by signature that failure to follow original plans may result in request for removal of project or other modifications to comply with original submission.

Homeowner Signature

Date

FOR USE BY BOARD OF DIRECTORS

Plans: _____ Approved _____ Approved with conditions _____ Disapproved

Signature of Board Member

Date

Signature of Board Member

Date

ACCESSORY DWELLING UNIT (ADU) GUIDELINES

1. An ADU must have permanent provisions for living, sleeping, eating, cooking, and sanitation, as defined by California Government Code section 65852.2(j)(1).
2. An ADU must conform with all aspects of City of Escondido Ordinance No. 2017-06 (including Exhibit A) that was passed, adopted, and approved by the City Council of the City of Escondido on August 16, 2017.
3. The following are required specifically by the Summercreek Homeowners Association, and supersede restrictions cited in the two sources above:
 - An ADU must be a minimum of 800 square feet and a maximum of 1,000 square feet;
 - An ADU can only be one story in height;
 - An ADU architectural request must include a set of plans prepared by a registered architect or engineer;
 - An ADU request must be approved by the City of Escondido. The Summercreek HOA Board of Directors will require a City of Escondido permit before approving. The Board of Directors will require a certification from the City of Escondido indicating the ADU was constructed and completed according to the approved permit and design plans. The Board of Directors will require copies of relevant City of Escondido inspection reports submitted during construction;
 - Construction of an ADU must comply with any applicable laws and standards, including the building code and fire code;
 - An ADU must be completed within 90 days of receiving an approved architectural request form;
 - Any proposed exterior to an ADU must conform to Summercreek architectural policies – i.e., tile roof, stucco exterior, approved paint scheme, etc;
 - Any materials delivered for an approved ADU project must be stored on the homeowner's property. No materials are allowed in the street or on the sidewalk; and
 - Any portable toilet used for an approved ADU project must be stored in the backyard, out of sight from the street.