



THE VINEYARDS AT ESCONDIDO RANCH

The Vineyards at Escondido Ranch Deed Restriction Summary

- 100% Masonry
 - Materials Only
- 30 Year comp roof or better
 - Roofs must be a minimum of 8/12 pitch
- 7' Min Cedar Fence with a cap,
 - No metal fences
- Setbacks and Footage Requirements:
 - Min Square Footage 2,800
 - Ground Floor and A/C Space
 - Front 25'
 - Side 7.5'
 - Rear 15'
- ALL outbuildings must be constructed and built to match the main structure, be a 100% masonry
- No garage doors facing the front street
 - Unless garage doors are behind a driveway gate
- Three 6" trees required in front yard
 - Landscape must be completed at close of escrow
- All plans must be submitted to the ARC for review and approval before construction starts
- Construction must begin within one year of close of lot
- There will be cluster mailboxes in The Vineyards at Escondido Ranch