

## Accessory Dwelling Units Rules

Oak Ranch Estates Home Owners Association (OREHOA)  
c/o Association Services of Ventura, P.O. Box 7466, Oxnard, CA 93031

APPROVED AND EFFECTIVE July 17, 2020

The following Rules are hereby adopted by OREHOA pursuant to California Civil Code Section 4751.

### DEFINITIONS

1. These residential dwelling units are defined as any of the following: second structure on a lot, addition to an existing dwelling (primary residence) or conversion of part of an existing dwelling (residence) (e.g., finished basement or garage conversion). Further
  - a. Accessory dwelling unit (ADU): an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with an existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. This unit may be up to 50% of the existing primary residence floor space but not more than 1,200 sq. ft. in size.
  - b. Junior accessory dwelling unit (JADU), also known as an efficiency unit: a residential dwelling unit contained within the existing residence which provides living room, closet, simple kitchen facilities (sink, cooking appliances, refrigerator and counter space) and must have a separate entrance. The unit may have its own bathroom facilities (toilet, sink and tub or shower) or may share bathroom facilities with the primary residence. This unit may be up to 50% of the existing primary residence floor space but not more than 500 sq. ft. in size.

### RESTRICTIONS ON ADUs and JADUs (hereafter: AUs)

1. Second-story additions are not permitted and only one AU is permitted per lot.
2. The AU may be rented separately from the primary residence but may not be sold or otherwise conveyed separately from the primary residence.
3. When an AU is rented, owner must comply with CC&R Section 3.20 and Rule 3 of Rules and Regulations.
4. An owner must occupy the residence in which the JADU will be located and may reside in either the remaining portion of the structure or the newly created JADU.

### CONSTRUCTING AN ADU or JADU

1. If an owner wishes to construct an AU the following procedures must be followed:
  - a. CC&R Sections 6.05 thru 6.15 apply.
  - b. Submit a project application to the Architectural Committee as spelled out in CC&R Section 6.06 and Architectural Committee Landscape Rules. Application must be submitted a minimum of 14 days prior to desired start date of construction.
2. Owners are responsible for meeting all local, county and/or state and other regulatory agency permitting ordinances, including those addressing setbacks and lot coverage requirements.

## CHANGES TO CC&Rs

The following existing CC&R sections are hereby modified. (Note that strike-thru type indicates removed text and underlined type indicates new text.):

1. 2.19 "Residence." Currently refers to single home on lot occupied by one family. New ADU Rules allow for multiple dwellings and/or families on one lot.

2. 3.05 Permitted Improvements. This section has been updated to incorporate ADU Rules. This entire section now reads (with strike-thru type indicating removed text and underlined type indicating new text):

"The primary improvements on each Residential Lot shall be one detached, single-family dwelling with a floor area of not less than one thousand five hundred (1,500) square feet, exclusive of outside or open porches, basements, cellars, garages and carports. A Residential Lot may also be improved with either an one additional attached or detached dwelling for ~~servants and/or~~ guests, without kitchen facilities other than a small kitchenette suitable only for preparing breakfasts and light lunches (this unit may be up to 50% of the existing primary residence floor space but not more than 1,200 sq. ft. in size); or an ADU as specified in paragraph 1.a of the DEFINITIONS section above (within the Accessory Dwelling Units Rules). An attached or detached dwelling for guests shall not be rented separately from the single-family dwelling. An existing single-family dwelling may incorporate a JADU as specified in paragraph 1.b of the DEFINITIONS section above (within the Accessory Dwelling Units Rules). A residential lot may have an attached or detached dwelling for guests and a JADU. A residential lot shall not have both an ADU and JADU. ~~provided, however, that no such additional dwelling shall ever be rented separately from the primary dwelling; and provided further, that no~~ No such additional dwelling shall be erected until the primary dwelling on the same Lot has been constructed or is in the process of construction. Each Residential Lot may also be improved by one garage designed for use by not more than three (3) automobiles, one barn or stable, one corral, one swimming pool, and such decks, paved areas, screening walls, fences, hedges and windbreaks as may be incidental or appurtenant to the residential use of the premises; but barns, stables, and corrals may be erected only on Lots of twenty thousand (20,000) square feet or more. All residential structures shall be built with raised sub-floor construction excepting garages, patios, barns, carports, ~~and stables~~ and accessory dwelling units which may utilize slab concrete construction. No other Improvements shall be erected or permitted upon a Residential Lot without the express written consent of the Architectural Committee, the provisions of Section 6.08 below for tacit approval notwithstanding."

3. 3.06 Dwelling Facilities. Add to end of sentence "... authorized under Section 3.03 above and Accessory Dwelling Units Rules."

4. 3.20 Rental. Revise first paragraph as follows: "An Owner shall be entitled to rent the single family dwelling or accessory dwelling unit situated on his or her Lot to another Family, provided that the term of said rental shall not be for a term less than thirty (30) days. Owner occupancy is required per the Accessory Dwelling Units Rules if a JADU is rented."

If there is a conflict due to continuing changes in the laws enacted and the Current Civil Codes, the requirements of the Current Civil Codes shall prevail.