

Architectural Standards of The Village at Santa Barbara

The Village at Santa Barbara is a Common Interest Development whose existence and operations fall under the aegis of California's Davis-Stirling Common Interest Development Act. Common interest developments were established to allow for the creation of innovative communities where land is scarce and to enable architectural quality controls and shared resources benefitting all Owners and the larger community.

The Village's architectural standards were established with the approval of the development by the County of Santa Barbara's Planning and Development Department on recommendation of the Board of Architectural Review. That approval specifically noted materials, style, and colors among other requirements.

Since the property is owned by The Goleta Union School District it must approve any changes to the structures and/or the land by The Village as lessee. "Tenant may repair, replace, alter, or reconstruct any improvement for which the plans were previously approved by the Board of Trustees but only if such repair, replacement, alteration, or reconstruction is substantially identical to that previously approved."

The governing document for the Village (CC&R's) states that "No architectural modification or other alteration in color, style, or material...shall be commenced, erected, placed, or maintained unless the change has been preapproved in writing and ratified by the Board."

"The members of the Board, in their sole discretion, determine that the proposed improvements would be compatible with the standards of the community and the purposes of this Restated Declaration as to quality of workmanship and materials, the harmony of external design with the existing structures."

The overarching principle which has guided approval of changes in The Village since its opening in 1983 has been that of "matching existing" elements in materials, style and color.