

Frequently Asked Questions

Sand Pointe provides homeowners a unique opportunity to live in a neighborhood of well designed custom homes, situated in a beautiful, natural environment...

Sand Pointe was carefully designed in a professional process over several years. With the intention of respecting and protecting the beauty of this natural environment including magnificent river and ocean views and the flora and fauna thriving within its boundaries, the result of this focused effort was the design of a select number of excellent lot locations with ample site plan options and now fully approved by the California Coastal Commission. These construction sites are excellent opportunities for prospective property owners to design and build their dream homes within this beautiful and exceedingly rare natural setting, just minutes away from all conveniences, a University and two hospitals.

To make it easier for you to determine whether the vision of your dream home is a fit for Sand Pointe, the Sand Pointe Architectural Control Committee has compiled a list of frequently asked questions and responses:

Q: How many people are on the Committee and what are their backgrounds?

A: There are three members on the Committee, each with extensive experience in professional planning, design and construction.

Q: What is required to receive approval for my proposed home design?

A: The Committee's goal is to approve designs that have a pleasing and appropriate relationship with the overall aesthetic environment of Sand Pointe and that their exterior appearance and landscape are of very high quality. The Sand Pointe CC&R's have been created to protect and enhance the value of your investment and that of your prospective neighbors; they will also help further your understanding of this process and a thorough review of their contents will prove useful to you throughout the approval process.

Q: How can we be assured our plans will be approved prior to purchasing a lot?

A: While you can't be assured of approval ahead of time, you can be assured that the Committee will act in a responsible manner to approve home designs that are both aesthetically appealing and of top quality and meet the criteria established in the CC&R's.

Q: Are there specific elements the Committee is looking for?

A: Yes; integrity of design, so that a passerby would immediately notice your unique and attractive home as a residence of quality. Significant thought must be demonstrated as to how your residence would be placed within the building envelope to maximize curb appeal, to be compatible with the coastal setting and completely meet the requirements of the CC&R's. The exterior design should be of individualized quality, custom designed and carefully thought out to fit the building envelope, interesting and well detailed, applying elevation changes, substantially proportioned trims, enclosed soffits, quality materials and workmanship, etc.

Color Scheme and Landscaping: These should demonstrate that your finished home and its surrounding plantings fit harmoniously into the natural environment at Sand Pointe. Section 3.3.15 of the CC&R's will help you through this process.

Q: We notice that a few earlier homes were approved apparently without the above scrutiny; could we get approval for a home similar to one of those?

A: Those homes were approved by a previous committee not strictly adhering to the standards of very high quality enunciated in the CC&R's. The present committee is committed to reviewing projects much more closely, using the standards detailed in the CC&R's, and will only approve projects that they believe will meet or enhance the quality and appearance of the Sand Pointe neighborhood. The approval process is intended as a valuable protection of your proposed investment as well as that of your Sand Pointe neighbors.

Q: Can you provide an estimate of what my construction costs will need to be?

A: Yes. A realistic budget for a quality and visually attractive residence of 2,500 square feet will be at least \$400 per square foot or \$1,000,000 plus the cost of the lot. While this is based on past experience the Architectural Review Committee suggests that you view this estimate as an absolute minimum budget.

Date: _____

Purchaser

Date: _____

Purchaser