

Handrails

SCLH ARC Application and Checklist 18

Handrails

Checklist 18

Decorative handrails are permitted in all yards on one (1) side of walkways, steps or driveways.

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

Owner's Name(s): _____ # Years Resident: _____

Property Address: _____

Phone: _____ Alternate Phone: _____ Email: _____

Property Type: Golf Course Lot Open Space Lot Interior Lot Corner Lot

PLEASE READ BEFORE SIGNING: The undersigned acknowledges that if any work performed does not conform to the CC&Rs or the Design Guidelines, they will be liable for all costs to bring the work into compliance. When the work is completed, a "Notice of Completion" form, with photographs of the completed project will be submitted to the ARC.

PROPERTY OWNER SIGNATURE

DATE

This checklist must be completed and signed by the Owner, submitted with (2) copies of all documents, including Plot Plan showing the area of work and current color photo of the home's front elevation and areas of work

FOR USE BY ARCHITECTURAL REVIEW COMMITTEE (ARC) ONLY

APPROVED: as noted in comments below and/or on the accompanying drawings and documents.

INCOMPLETE: is lacking details or important information and reapplication is required before starting any work.

DISAPPROVED: does not conform to the CC&Rs or Design Guidelines and NO WORK MAY BEGIN.*

ARC Comments: _____

Date Reviewed: _____

ARC Signature: _____ ARC Signature: _____

ARC approval of proposed changes is valid for one (1) year as stated in the SCLHCA CC&Rs Section 5.05.

*Note: Reasons for denial must be specifically stated. If a proposed change is disapproved, the applicant is entitled to reconsideration by the association's board of directors at an open meeting of the board as stated in Civil Code §1378.

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OWNER CHECKBOXES (Must be filled in or noted N/A)

Brief Project Description _____

Required Documents

- Drawing showing location, elevation and installation details.
- Manufacturer's information regarding material, finish and color.
- Photo or manufacturer's picture of the handrail.
- The design and construction are compatible with the architectural character of the home and the community.
- Handrails must be metal or wrought iron. Colors may be black, bronze, dark green (Sherwin Williams # SW2929 or # SW6181) or another ARC approved color that is compatible with the home's main body color.
- Base plates shall be painted to blend with the paving color.
- Handrails may be installed on one (1) side of exterior walkway, steps, or driveway.
- Handrails shall be a minimum of thirty four inches (34") and a maximum of thirty eight inches (38") above the paving or finished grade.
- Handrails must terminate a minimum of one foot (1') from the back edge of the street sidewalk.
- Only one (1) handrail is permitted in each house area (front and/or rear of house).
- The timeline for completion of work is within 90 calendar days from the start of work and must be completed before the one-year approved application period expires.

Planned Completion Date: _____