

Hardscape

SCLH ARC Application and Checklist 19

Hardscape

Checklist 19

All concrete, stone, brick or other landscape material used for the construction or refinishing of walkways and patios must be compatible with the architectural character of the home and the community.

Excessive use of concrete or paving in all yards is prohibited .

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 of hardscape including dimensions, setbacks, paving elevations, and drainage
 - Manufacturer's information on materials, stains and finishes.
 - Samples of paving materials if requested.
- Paving or refinishing, etc. materials are consistent with or complement other paving materials on the property. One main color and one accent color is permitted and the accent color cannot exceed 25% of the overall concrete.
- Decorative stepping stones shall be set firmly in the ground and may be used as the access through planting areas.
- Stepping stones used as a main entrance to the home or as steps are prohibited.
- Surface refinishing, stamping, or staining techniques are described with actual samples or photographs showing finishes and colors as described in the Design Guidelines.
- All materials including surface sealing are non-toxic, non-slip, and low sheen or matt finish.
- Additional area bordering the driveway does not increase the overall driveway width more than four feet (4').
- All hardscape shall be setback a minimum of one foot (1') from side and rear property lines.
- Grading provides positive drainage.
- Unformed concrete is **prohibited**.
- 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: _____