

Yard Decorations

SCLH ARC Application and Checklist 31

Yard Decorations

Checklist 31

Yard decorations include, but are not limited to, benches, birdhouses, birdbaths, birdfeeders, patio furniture, garden statues, sculptures, gazing balls, weather vanes, plaques, driftwood, and other natural or man-made items.

Application and approval is NOT required for rear yards of interior lots only, if the Yard Decorations are not visible from neighboring properties.

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.

_____ # 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, size, materials and setbacks.
- Manufacturer's catalog information or pictures of the decoration.
- Paint or finish color.
- Yard decorations are not allowed in the front of the home if visible from neighboring properties unless in private space and/or approved by the ARC.
- A yard decoration's setback is a minimum of eighteen inches (18") from all property lines and is no higher than fifty-four inches (54") above adjacent grade or paving.
- Small garden benches, constructed of wood, stone, cement, or wrought iron are permitted in the front entryways, courtyards, landscape areas, and rear yards of all homes providing they are placed on a stable surface and screened 50% from the street and adjacent properties.
- Birdhouses, birdbaths, and bird feeders are limited to two (2) of each item and may be located in the rear yard only. Minimum setback from the property line is three feet (3').

- 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: _____