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Date: March 25, 2019

To: LARMAC Homeowners

From: LARMAC Board of Directors

Re: Official Notice of Proposed Changes to Aesthetic Standards and Construction Manual for Custom Homesites.

In accordance with California *Civil Code* Section 4360, the Board of Directors hereby provide you with a minimum of twenty eight (28) days' notice of changes to the Aesthetic Standards and Construction Manual for Custom Homesites, which are proposed for adoption at the Open Session Board of Directors Meeting for the Ladera Ranch Maintenance Corporation ("LARMAC") on May 8, 2019 at 7:00 p.m., at the Oak Knoll Village Club, located at 28192 O'Neill, Ladera Ranch, CA 92694. The purpose of this notice is to offer you an opportunity to provide comments on the proposed changes.

Enclosed please find a copy of the Aesthetic Standards and Construction Manual for Custom Homesites with the proposed changes noted in red and underlined. Although a brief summary of the most significant proposed changes are summarized in the table below, we urge you to review the actual text provided.



Avendale Village Club

1 Daisy Street
Ladera Ranch, CA 92694
Tel: (949) 218-0900
Fax: (949) 218-0901

AESTHETIC STANDARDS			
#	SECTION	DESCRIPTION OF CHANGE	PURPOSE AND INTENT OF CHANGE
1	II. (B.) pg. 4 Design Principles For Landscape.	Adds further detail stating that fences, walls, pilasters over 18 inches in height are to be softened with shrubs.	Provides additional detail and clarification to an existing standard.
2	Various places	Removes all language which requires that plant material be selected from specific approved plant palettes for their home.	Allows more freedom for homeowners to select plants and trees for the landscaping of their home.
3	V. (A.) pg. 18 Minimum Standard for Front Yard and Visible Side Yard Landscape Installation.	Increases the amount of hardscape that may be installed in enclosed front and side yard areas from 25% to 50%, provided that the areas are screen and softened with planters.	Provides more landscape design flexibility for homeowners who have enclosed front and side yards.
4	V. (B.) pg. 23 Specific Criteria – Fences, Walls, Pilasters, and Gates.	Adds approval to install mesh materials to rear yard fencing, provided that the color matches the fence and the material is maintained in an attractive condition.	Allows for owners to install mesh to prevent wildlife from entering their private yards.
5	V. (B.) pg. 24 Specific Criteria – Free Standing Landscape Structures.	Removes requirement for landscape structures (gazebos, pergolas, trellis) to be reviewed by the Aesthetics Review Committee, and adds them to the list of pre-approved items.	Allows for owners to install these items without approval by the committee provided that they follow the guidelines for how the items must look and the way they are to be installed.
6	V. (C.) pg. 27 Misc.	Adds language which allows for the installation of sun shades and sun sails and the standards for which they are to be approved.	Allows for the installation of shade items provided that they meet the required standards, where previously these items were not allowed.
7	Various Places	Rewords the requirement for plants and trees to be setback from the property line to read as setback from property walls/fencing.	Adds consistency, as some owners lots may have walls or fences that are not located on the property line.
8	Pg. 29 Satellite Dish/Antennae Policy	States that as long as all required standards are met, a satellite dish not exceeding 39" does not require approval.	Provides clarity on the size of satellite dish which does and does not require approval from the Aesthetics Review Committee.
9	V. (D.) pg. 27-28 Pre-Approved Items	Adds trampolines to the list of pre-approved play equipment and removes requirement of landscape screening, provided the equipment is maintained in an attractive condition.	Clarifies and refines the guidelines for play equipment to include trampolines

CONSTRUCTION MANUAL FOR CUSTOM HOMESITES			
#	SECTION	DESCRIPTION OF CHANGE	PURPOSE AND INTENT OF CHANGE
1	G. Temporary Construction Facilities pg. 17	Adds language stating that construction staging is only permissible during active construction on a directly adjacent lot.	Clarifies that an empty lot used for construction staging must be directly adjacent to the active construction site.

This is your opportunity as a member of LARMAC to provide feedback on the proposed revisions to the Aesthetic Standards and Construction Manual for Custom Homesites before the Board's formal vote on adoption. The Board of Directors will take all comments into consideration prior to voting. Please submit your comments to the address or email listed below no later than April 24, 2019, in order for the Board of Directors to consider your comments. You may also attend the May 8, 2019 Open Session meeting and speak during the open forum portion of the meeting.

LARMAC

Attn: Andrew Comeau, Assistant General Manager
1 Daisy Street
Ladera Ranch, CA 92694
Email: Andrew.Comeau@fsresidential.com

Should you have questions regarding this process, please feel free to contact the LARMAC office at 949-218-0900 or by email at contact.larmac@laderalife.com.