



Date: September 25, 2025

To: LARMAC Homeowners

From: LARMAC Board of Directors

Re: Official Notice of Proposed Changes to the Aesthetic Standards, Community Guidelines and Fee and Fine Schedule

Board of Directors

Chase Fitzpatrick
President

Ryan Vallone
Vice President

Henry Shainian
Treasurer

Barbara Lee
Secretary

Colleen Gallicchio
Assistant Secretary

Chris Carter
Officer

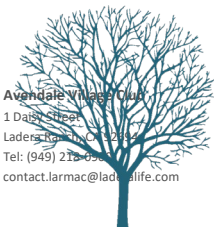
Executive Staff

Ken Gibson
General Manager

Stephanie Jebbia
Assistant General Manager

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, Community Guidelines and Fee and Fine Schedule, which are proposed for adoption at the Open Session Board of Directors Meeting for the Ladera Ranch Maintenance Corporation ("LARMAC") on November 12, 2025, at 7:00 p.m., at the Oak Knoll Clubhouse, located at 28192 O'Neill Drive, 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, Community Guidelines and Fee and Fine Schedule with the proposed changes noted in red and underlined. Although a brief summary of the proposed changes are summarized in the table below, we urge you to review the actual text provided.



Aesthetic Standards

| Section | Change | Purpose and Effect |
|--|--|--|
| V. B. Specific Criteria, Exterior Color Guidelines | Addition of language allowing painted/treated brick/stone for specific home styles on a case-by-case basis | The intent is to increase the number of home styles that can paint/treat brick/stone elements on the home while maintaining consistency with the historical integrity of the home style. |
| V. B. Specific Criteria, Glass Entry Doors | Modification of language regarding glass entry doors | This modification clarifies the requirements for glass entry doors. |
| V. D. Pre-Approved Items, Address Signs | Modification of language regarding address signs | This modification clarifies the requirements for address signs. |

Community Guidelines

| Section | Change | Purpose and Effect |
|--------------------------|--|--|
| VII. Enforcement Process | Modification to the process to include a Schedule of Health and Safety Violations per CC 5850(d) | This modification affords LARMAC the ability to impose greater fines for those violations that pose a threat to the health and safety of the LARMAC community. |

Fee and Fine Schedule

| Section | Change | Purpose and Effect |
|--|---|--|
| Enforcement Fines/Compliance Assessments | Modification to the schedule to include a Schedule of Health and Safety Violations per CC 5850(d) | This modification affords LARMAC the ability to impose greater fines for those violations that pose a threat to the health and safety of the LARMAC community. |

This is your opportunity as a member of LARMAC to provide feedback on the proposed revisions to the Aesthetic Standards, Community Guidelines and Fee and Fine Schedule before the Board's formal vote on adoption. The Board of Directors will take all comments into consideration prior to voting to adopt the proposed changes.

For your convenience, an electronic comment form is available on [Laderalife.com](https://laderalife.com). Please submit your comments no later than November 5, 2025. You may also attend the November 12, 2025, Open Session meeting and speak during the open forum portion of the meeting.