

# LARMAC PROPERTY IMPROVEMENT FORM

AVENDALE, BRIDGEPARK, ECHO RIDGE, FLINTRIDGE, OAK KNOLL, TERRAMOR, TOWNSHIP, WYCLIFFE

## LARMAC AESTHETICS REVIEW COMMITTEE (ARC)

1 Daisy Street  
949-218-0900

Neighborhood Name: \_\_\_\_\_

Style of Home: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

### Submittal Requirement Checklist:

Property Improvement Form Completed      Neighbor Notification Statement      Application Fee

One pdf copy of plan (see LaderaLife.com for details regarding plan specification requirements)

Color photographs of the entire front elevation of the home and any other area(s) applicable to the submittal

Hardscape samples (high quality photographs) / Paint chip samples (high quality photographs of the paint chips and 2 sets of paint chips delivered to the Avendale Clubhouse if proposing a custom paint scheme outside of LARMAC's pre-assembled schemes

### Please check proposed improvements:

<u>Level 1 - \$125.00 Fee</u>	<u>Level 2 - \$200.00 Fee</u>	<u>Level 3 - \$330.00 Fee</u>	<u>Level 4 - \$400.00 Fee</u>
Door(s)	Fence    Wall    Gate	Freestanding Structure	Room Addition(s)
Flag Pole	Hardscape - Front	Gazebo	Enclosed Patio
Garage Door	Hardscape – Rear	Play Structure	Exterior Stairs
Lamp Post	Landscape – Front	Patio Cover	Second Floor Deck
Lighting	Landscape – Rear	Pool	Detached/Attached
Screen Door	Paint Modification (pre-assembled scheme)	Spa	Living Area:    Loggia
Shed	Fountain	Paint Modification (custom color combination)	Outdoor Kitchen
Shutters	Window(s)		Outdoor Bathroom
	Awning(s)		Major architectural changes to the home or the home's building mass

If not listed above, please describe: \_\_\_\_\_

\*\*\* The option of a Design Review workshop is available with LARMAC's Architectural Consultant for Level 4 submittals at a fee of \$150.00 per hour. This workshop takes place outside of, and prior to the formal submittal.

### **Please follow these guidelines:**

- \*Do not pour concrete against existing fences \*Do not backfill against existing fences \*All lighting must be low illumination level
- \*Maintain existing drainage pattern or provide alternative draining plan \*Coring through curb for drainage must obtain County approval
- \*Please adhere to all applicable General Conditions**

**Homeowner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

### **Aesthetics Review Committee Use Only**

THE AESTHETICS REVIEW COMMITTEE HAS DETERMINED THAT THE ABOVE SUBMITTAL IS:

APPROVED

APPROVED W/CONDITION(S)

DISAPPROVED

COMMENTS: \_\_\_\_\_

MEMBERS OF A NEIGHBORHOOD CORPORATION (See #2 under General Conditions)

Please refer to ARC Meeting Minutes dated \_\_\_\_\_.

**LARMAC PROPERTY IMPROVEMENT FORM**  
**GENERAL CONDITIONS**

1. LARMAC Aesthetic Review Committee (ARC) approval does not constitute waiver of any requirements required by applicable governmental agencies.
2. Members of a Neighborhood Corporation must receive approval from the Neighborhood Corporation prior to commencement of any Improvement or modification.
3. ARC approval of plans does not constitute acceptance of any technical, engineering, structural or drainage specifications, and LARMAC assumes no responsibility for such. The function of the ARC is to review submittals as to aesthetics. All technical, engineering, structural or drainage matters are the responsibility of the Owner.
4. Front and front/side yards require ARC approved landscaping/groundcover to be completely installed within nine (9) months from the original close of escrow from the builder.
5. Should the ARC inadvertently approve an Improvement which conflicts with a provision of the CC&Rs, Bylaws, Community Guidelines, Aesthetic Standards, or a Committee policy does not constitute waiver of that rule and therefore, must be corrected upon notice.
6. Approved plans are not to be considered authorization to change the original drainage plan as installed by the builder and approved by the County of Orange.
7. Orange County ordinances require Owners to maintain correct grades of Lots so that runoff does not flow onto adjoining properties or does not prevent off flow from same.
8. Access for equipment used in construction must be through your property only. Access over LARMAC Property requires written authorization from the ARC.
9. Streets may not be obstructed with objects and building materials that are hazardous to pedestrians, vehicles, etc. Items such as, but not limited to, sand, and building materials, may not be stored on streets, sidewalks or LARMAC Property.
10. Building permits from any applicable County, City or governmental agency may be required for certain Improvements.
11. Any damage to LARMAC Property will be replaced or repaired by a LARMAC subcontractor. All applicable charges for restoration will be charged back to the Owner by LARMAC, and is due and payable within 30 days from notification.
12. Approval of plans is not authorization to proceed with Improvements on any property other than the Lot owned by the applicant.
13. Once an Owner receives approval from the ARC, construction may commence. Upon completion of the approved Improvement(s), a LARMAC Notice of Completion with photos of the completed improvements must be forwarded to LARMAC at 1 Daisy, Ladera Ranch CA 92694.
14. Any photos required by the ARC will not be returned to the Owner.
15. All conditions and recommendations of an approval must be followed.

**NOTE:** Owner may also need to acquire approval from the utility company and/or the County, or City for permission to encroach within an easement, which will access Owner's lot.

**Homeowner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# LARMAC

## NEIGHBOR NOTIFICATION STATEMENT

The attached plans were made available to the following neighbors for review:

Impacted Neighbor	
Name	_____
Address	_____
Signature	Date

Impacted Neighbor	
Name	_____
Address	_____
Signature	Date

### Common Area or Back Yard - Rear of Home

Adjacent Neighbor	
Name	_____
Address	_____
Signature	Date



Adjacent Neighbor	
Name	_____
Address	_____
Signature	Date

### Your Street - Front of Home

Facing Neighbor	
Name	_____
Address	_____
Signature	Date

Facing Neighbor	
Name	_____
Address	_____
Signature	Date

Facing Neighbor	
Name	_____
Address	_____
Signature	Date

My neighbors have seen the plans I am submitting for the Aesthetic Review Committee to review (see above verification). I, as the applicant, certify that I have requested that my neighbors sign this statement confirming notification. I understand neighbor objections do not cause denial of the plans.

**\*Note:** In the event that a neighbor's signature cannot be obtained, proof of correspondence sent to the neighbor via certified mail is required.

SUBMITTED BY:

Homeowner Name: \_\_\_\_\_

Address: \_\_\_\_\_

**Homeowner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**LADERA RANCH MAINTENANCE CORPORATION**

**Exhibit A**

**Exterior Color Checklist**

Please refer to the Ladera Ranch Aesthetic Standards –Exterior Painting (Section V. B. - Exterior Painting) for design guidelines for repainting your home.

Please select an approved color scheme from the Master Color Palette that is appropriate for the architectural style of your house. The Master Color Palette includes a color schedule which contains 125 color schemes. The Master Color Palette is available online or in person at the Avendale Village Clubhouse office.

All applications must include the LARMAC application form and a completed Neighbor Awareness Form, an all other items required for architectural submittals as articulated within the Aesthetic Standards.

Please provide the following additional information along with your exterior color change application:

1. ARCHITECTURAL STYLE OF HOUSE

\_\_\_\_\_

2. PROPOSED COLOR SCHEME \_\_\_\_\_

3. Provide color photos of all sides of your house. Indicate where each paint color from the proposed scheme is to be applied to demonstrate that the colors will be consistent with the original builder application/paint location.
4. Provide color photos of the houses that are adjacent to your house and directly across the street.

Note: Paint colors may appear differently in various light sources and may look different when looking at a small color chip in the paint store or Clubhouse office than they look in natural sunlight on the face of your house. Additionally, colors viewed online or from a digital file differ significantly on different monitors and devices. We do not recommend that homeowners select colors from digital sources and that they view actual color samples or chips. We encourage homeowners to purchase a sample container of paint and test a small area before painting the entire house to make sure that the finished result is what is desired.

**LARMAC PROPERTY IMPROVEMENT FORM**  
**NOTICE OF COMPLETION**

Upon completion of approved improvement(s), please submit this form and **photos** of the completed improvement(s).

Please email to:

contact.larmac@laderalife.com

Homeowner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

As of \_\_\_\_\_ all of the improvement(s) on the **described property have been COMPLETED in**  
Completion Date accordance with the plans and submittal package which was approved by the Aesthetic Review Committee.

The completed improvement(s) is (are): \_\_\_\_\_

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**Homeowner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_