

LARMAC PROPERTY IMPROVEMENT FORM

LARMAC Aesthetic Review Committee

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
- Two (2) copies of plan (see Aesthetic Standards for details regarding plan specification requirements)
- Photographs of the front elevation of the home and any other areas applicable to the submittal
- Hardscape Samples / Paint Samples (if applicable)

Please check proposed improvement(s):

- | Level 1 - \$75 Fee | Level 2 - \$125 Fee | Level 3 - \$225 Fee | Level 4 - \$350 Fee |
|--|---|---|---|
| <input type="checkbox"/> Door(s) | <input type="checkbox"/> Fence / Wall / Gate
Circle all that apply | <input type="checkbox"/> Free-standing Structure
Gazebo / Play structure | <input type="checkbox"/> Room Addition(s) |
| <input type="checkbox"/> Flag Pole | <input type="checkbox"/> Hardscape
Front yard / Rear yard | <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Enclosed Patio |
| <input type="checkbox"/> Garage Door | <input type="checkbox"/> Landscape
Front yard / Rear yard | <input type="checkbox"/> Pool / Spa | <input type="checkbox"/> Exterior Stairs |
| <input type="checkbox"/> Lamp Post | <input type="checkbox"/> Paint Modification | | <input type="checkbox"/> Second Floor Deck |
| <input type="checkbox"/> Lighting | <input type="checkbox"/> Fountain | | <input type="checkbox"/> Detached or attached living area
(outdoor kitchen, loggia,
bathroom) |
| <input type="checkbox"/> Screen Door | <input type="checkbox"/> Window(s) / Awning(s) | | <input type="checkbox"/> Major architectural changes to
the home or the home's building
mass |
| <input type="checkbox"/> Shed | | | |
| <input type="checkbox"/> Shutters | | | |
| <input type="checkbox"/> Solar Energy System | | | |

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 \$130.00 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:** _____

Aesthetic Review Committee Use Only

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

- APPROVED APPROVED W/ CONDITIONS PARTIALLY APPROVED DISAPPROVED

COMMENTS: _____

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

Aesthetic Review Committee Initials: _____ **Review Date:** _____

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:** _____

LARMAC PROPERTY IMPROVEMENT FORM
NOTICE OF COMPLETION

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

Mail or deliver to:
LARMAC
1 Daisy, Ladera Ranch, CA 92694

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): _____

Homeowner's Signature: _____ **Date:** _____