

Architectural Review Committee (ARC)

The function of the ARC is to:

1. To review, approve, or disapprove required plans for construction that are submitted to them.
2. To investigate matters involving violations of the CC&Rs referred to them by the Board of Directors, to report results to the Board and to act as the Board determines.

In all activities involving the ARC, the CC&Rs shall be the sole criteria unless the Board states otherwise.

Application Process

1. Applicants shall submit a complete application to the chair of the ARC before beginning any project. A complete application shall consist of:
 - a. Name, address and phone number of homeowner
 - b. Name, address and phone number of contractor if a contractor is performing the work.
 - c. Minimum of three copies of relevant sketches or plans
 - d. A fee of \$25 must accompany the application.
2. The chair of the ARC will call a meeting of the ARC upon receiving an application. The ARC will analyze the plans and either approve or reject the application. Three sets of sketches or plans will be stamped by the ARC as approved (or rejected). Two sets of sketches or plans will be returned to the applicant and one set will remain with the ARC.
3. If the plans are rejected, the ARC will explain verbally or in writing the reasons for rejection.
4. Applicant may then take accepted plans to the County Planning Department for issuance of appropriate permits.

Criteria for Approval

In order to protect homeowners adjacent to the project, the ARC will verify that the plans do not violate any of the following set backs:

1. On sixty foot lots no dwelling, house or other structure shall be located nearer than twenty feet (20') from the front **lot** line, or nearer than five feet (5') from the side lines.
2. On thirty foot lots, no dwelling house shall be located nearer than twenty feet (20') from the front **curb** line, or nearer than three and one-half feet (3 ½') from the side lot lines.
3. No float or structure shall extend into the canal within fifteen (15') of the rear **lot** line in order to provide at least thirty (30') of canal passageway.