



Landscaping and Architecture (LARC) Policy **(Consented June 2006)**

The LARC policy provides four basic tracks for improvements: Small Landscape improvements, Large Landscape improvements, Pre-Approved Architectural improvements, and Non-Pre-Approved Architectural improvements. All tracks start in the same way:

General Review

- Any improvement which extends outside of a member's own Limited Common Element (LCE) must have written approval from the member(s) into whose LCE their improvement extends. (This has to do with the legal master deed and property issues which arise.)
- The member is responsible for obtaining and displaying all relevant permits and meeting all legal and governmental requirements.

The Landscape or Architectural reviews come next.

Landscape Review

For Landscape improvements the following guidelines determine which Landscape track the improvement is on:

- Does the mature plant or landscape ornament have a height of over 6 feet?
- Does the mature plant or landscape ornament obscure another member's view?
- Would any members have a severe allergic reaction to the improvement?

Note: If any community members have severe allergies, we ask them to submit a list to LARC.

If the answer to these questions is 'No', then:

Small Landscape Track

- The improvement is accepted.

If any of the questions are answered 'Yes', then:



Large Landscape Track

- The member must notify by phone, e-mail, in writing or in person all neighbors within line of sight about the proposed modification.
- If within one week there are no objections to the improvement, then it is accepted. Otherwise, the improvement will be subject to LARC review and possible mediation (see below).

Notes: The pre-approval of different architectural structures will occur over time. Designs will be discussed with the building committee. It has been proposed we ask Betsy to come up with some designs for some common improvements. Additionally, we may also add products which do not build out the structure of the units or increase their footprint and may include items like screen doors, skylights, etc.... We welcome comments and suggestions on this at the next LARC meeting.

Architectural Review

For Architectural improvements the following guidelines determine which Landscape track the improvement is on:

- Is the improvement on the Pre-Approved list?

If 'Yes', then:

Pre-Approved Architectural Track

- If the improvement is shown to be without structural deviation from the Pre-Approved list of improvements or items, then it is accepted. Otherwise, the improvement will be moved to the Non-Pre-Approved track.

If 'No', then:

Non-Pre-Approved Architectural Track

- The member must notify all neighbors within line of sight about the proposed modification.
- The member must post their modification plans in the common house for 2 weeks of public review.
- If there are no objections within the 2 week period of public review, then the improvement is accepted and becomes a candidate for the Pre-Approved list.



Otherwise, the improvement will be subject to LARC review and possible mediation (see below).

LARC Review

- 1) LARC will review the improvement based on its general and track criteria.
- 2) If the criteria are met, then mediators will be brought in to help resolve the issue among the interested parties. Otherwise, the member will be asked to meet the criteria and resubmit their improvement.
- 3) If mediation is resolved, then LARC will determine whether or not specific maintenance is required for the modification.
- 4) If specific maintenance is required, then LARC will determine whether or not maintenance is the responsibility of the member or the community.
- 5) If maintenance is the responsibility of the community, LARC will determine with the Finance Committee whether and how community funds are used to implement this maintenance.