

November 1, 2014

Architectural Review Committee's Purpose

One of the most important components of our community is the Architectural Review Committee (ARC). The ARC is charged with reviewing homeowners' residential landscaping and exterior design applications and deciding if the project meets the requirements specified in the Live Oak Resolutions. Projects the ARC must review include: landscaping designs, house paint colors, fence placement and type of materials, roofing materials, pools, screen enclosures, etc. Failure to gain ARC approval for a project may result in severe financial loss to the homeowner. The Association's Board of Directors is responsible for ensuring the ARC follows all approved guidelines and is consistent in their decision-making.

Procedures For Architectural Changes to Residential Property

STEP 1: Check the "Resolutions" requirements that relate to the changes to be made. If the homeowner believes the changes are in compliance, go to step 2.

STEP 2: Fill out the ARC Application Form" and mail it to the management company or hand-deliver it to the ARC meeting. Applications must include the completed form, color chips for house paint, shingles, fencing materials and style of fence, etc. Additionally, the project should be depicted on a copy of the property survey (plat map). Applications that are incomplete or lack documentation will automatically be disapproved.

STEP 3: Plan accordingly. The ARC and Board of Directors have 30 days to review and render a decision on an ARC application. Applications for complex projects should be submitted a couple of weeks prior to the scheduled ARC meeting. This gives the ARC time to thoroughly review the application and have a decision ready for the monthly meeting.

STEP 4: Homeowners must have an approved application before commencing work on the project. Homeowners who fail to obtain an approved application put themselves at risk of having to return any changes to pre-existing conditions.

STEP 5: Homeowners must not deviate from the project specifications in the approved ARC application.