

PLAN REVIEW BY FLEETRIDGE 1 ARCHITECTURAL REVIEW COMMITTEE

The Declaration of Restrictions for Fleetridge 1 establishes the Architectural review Committee (ARC) and provides for "Architectural Control" in Section 2.2 as follows:

"Section 2.2 Architectural Control. No new building or major renovation or alteration which changes the exterior dimensions or elevations of an existing structure shall be erected, constructed, installed or placed upon any Lot until the location and plans of the improvement have been approved in writing by the ARC."

The ARC applies a uniform set of requirements in plan submissions. Here is an extract from a letter to a homeowner regarding the plan submission and approval process:

"Here is what we have used for years in performing our required review:

- 1. Site Plan: a scale drawing of the home with the new construction clearly delineated from the existing structure oriented on the lot with plot lines and setbacks clearly marked and measured.*
- 2. Elevation: a scale drawing (or two) that at a minimum depicts the vertical elevations of the existing structure and the new construction from at least two orthogonal directions.*
- 3. Survey: a professional survey report if the proposed construction could arguably approach the height or setback restrictions in the Declaration of Restrictions.*

Normally the first two items are provided in the form of full size blueprints extracted from the blueprint set prepared by a professional architect that will be submitted to the City for building permits. If such are not provided, further discussion is needed as to what might suffice. We require two (2) identical copies be provided. We cannot use electronic copies of plans as they are too small in size and are subject to future questions as to their originality. Often we need to meet with you at your home to clearly address questions that may arise in our plan review.

We will provide a conditional approval of the plans to allow you to proceed with the City approval process. We know the plans are subject to change during that process. Our conditional approval will provide you the bounds within which you will not be required to regain our approval. We will want to receive a copy of the final Site Plan and Elevations once they are approved by the City."

The Declaration of Restrictions further provides for an inspection upon completion of an improvement to a Lot in Section 4.8 Compliance.