

ARCHITECTURAL CONTROL REQUEST GUIDELINES

The Architectural Control Committee (ACC) is charged by the MCEHA community’s covenants, with the exclusive task of promulgating guidelines in order to maintain the visual appearance of our community. The ACC looks out for the entire community and ensures that property values are preserved.

ACC REFERENCE DOCUMENTS CC&Rs

Declaration Article V, Architectural Control

Declaration Article VI, Sections 1-15 Restriction on Use of Property

Homeowner is to provide the Request for Design Approval Form and include all information pertinent to the proposal.

1. Color photos of project area “before” work begins. (digital or print).
2. Detailed description of change planned to include a sketch with measurements (height, width and length, distance of structure to property lines) and any landscaping details.
3. Detailed description of major landscaping work.
4. Color (color samples of paint) of the proposed changes.
5. Contractor or installer credentials if applicable.
6. Proposed project schedule.
7. The owner may be required to notify neighboring lot owners of this request.

The ACC Committee reviews plans and specifications for the proposal. They approve or deny based on the guidelines in the MCEHA CC&Rs. Once approved, project/construction must be completed within the agreed upon scheduled time and be done in a way that does not unreasonably interfere with neighboring properties. (Notification of the schedule by the owner to nearby neighbors may be required.)

The owner understands and agrees that no work in this request shall begin until written approval is received. In most communities 30 days are allowed or until the next board meeting for the committee and Board of Directors to review and decide on (the request).

No overnight parking of contractor vehicles, trailers, etc. is allowed, nor shall contractor equipment or materials be viewable from the street overnight. Owner has responsibility for removal in a timely manner, of any debris resulting from construction.

Owner is responsible for obtaining all necessary permits (city, county or state) and in addition determining lot lines, setbacks, easements, etc. MCEHA approval does not fulfill City, County, or State requirements. City permits are required on many projects including tree removal and construction. The lot owner is responsible for determining and fulfilling them.

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June 16, 2020