

ARCHITECTURAL AND LANDSCAPE REVIEW APPLICATION

Homeowners (First & Last Names)	
Home Address	
Email Address	
Phone Number(s)	

Description of Project:

An attached letter is acceptable for more detailed projects. As applicable, blueprints, paint chips, drawings and photos should be included. The more information, the better. If you have more than one design/tree or paint option, include all. Label: option1, option 2...option3... Refer to ARC checklist.

Will your project require City or County Permits:	Yes <input type="radio"/>	No <input type="radio"/>	If Yes, are they approved? Yes <input type="radio"/> No <input type="radio"/>
Will a variance be required?	Yes <input type="radio"/>	No <input type="radio"/>	If yes, please provide written detail
Anticipated work start date:			Finish date:

DESIGN TEAM INFORMATION:

Architect:	
License #:	
Contact Person:	
Email:	
Phone:	

Landscape Architect:	
License #:	
Contact Person:	
Email:	
Phone:	

Builder/ Contractor:	
License #:	
Contact Person:	
Email:	
Phone:	

Landscape Contractor:	
License #:	
Contact Person:	
Email:	
Phone:	

Attach signed agreement, include fees and deposits if applicable, blueprints, drawings, paint chips, color boards, photographs, etc.

MEADOWS DEL MAR HOA (MHOA) ARCHITECTURAL REVIEW AGREEMENT



Address _____

I, _____, the Owner, understand and agree to the following conditions: *(Initial each clause and sign and date)*

1. Prior to the commencement of significant exterior additions, construction, planting, or alterations, I agree to submit to the MHOA Architectural Review Committee for their review and approval, an application and plans that conform to, and abide by, the Meadows Del Mar Community Design Guidelines. _____
2. Attached are the required supporting documents as specified in the ARC checklist which depict the work proposed. I agree to pay all fees such as a Review Fee or Construction Deposit if applicable. _____
3. If I fail to submit the required plans and do not obtain the approval of the ARC prior to the commencing of improvements or if my construction does not comply with approved plans, this action shall constitute a violation of the Declaration of Restrictions (CC&Rs) for the Meadows Del Mar and I may be required to modify or remove the unauthorized improvements at my expense within a specified period or incur fines. Likewise, I agree to reimburse the MHOA for all expenses it incurs in compelling my compliance with these guidelines. _____
4. Plans and specifications submitted shall not violate any restrictive covenants not any of the conditions or the building or zoning codes or the land use regulations of the MHOA. Further, nothing contained herein shall be construed as a waiver or modification of any said restriction(s). I understand that approval by the ARC is not a substitute for approval by the necessary and appropriate City and/or county or state agencies. _____
5. If a building permit from the City of San Diego or other governmental agencies is required. I will obtain the applicable permit prior to the commencement of any work. The ARC does not assume any responsibility for my failure to obtain such permits. Likewise, the ARC does not advise as to the necessity for permits or review plans for the purpose of guaranteeing quality of work or compliance with specific governmental requirements. Obtaining such permits does not waive my obligation to obtain approval from the ARC. The cost of any permits and the responsibility of obtaining permits and subsequent inspections will be my responsibility. _____
6. It is my responsibility to notify my contractor(s) of all the rules, regulations, and standards for contractors in the MDM, and I take responsibility for the actions of my contractor and subcontractors and their conformance to these rules and standards. All operations shall be carried on between the hours of 7:00 A.M. and 5:30 P.M., Monday through Friday and 8:30 A.M. and 4:30 P.M., Saturday. Large landscaping or construction trucks are limited to 8:30 A.M. to 12:30 P.M. on Saturday. No construction work will be conducted on Sunday and major holidays. _____
7. All rubbish, debris and unsightly material, or objects of any kind shall be regularly removed from the property and not allowed to accumulate on common area. _____
8. I agree to hire licensed, bonded, and insured contractors and I assume full responsibility for any damages made to common areas of the MDM or a neighbor's property by actions of my contractors and their subcontractors. _____
9. All works of improvement shall commence within six (6) months after date of Final Plan approval and be completed within twelve (12) months, unless otherwise specified in writing by the ARC. If work is not commenced or completed within the above specified times, approval will be voided and a new submission and applicable fees will be required. _____

My signature below signifies my understanding of all the above information. Signature by an agent does not waive my agreement to these terms and conditions. If an agent signs, a copy of the authorization for signature must be attached.

X _____ X _____
Owner's Signature(s) Date

ARC SUBMITAL CHECKLIST

Repainting in a different color

- Application and signed agreement
- Photos of existing home with color key
- Color names and manufacturers for all areas, trim, stucco, windows, and doors. Paint chips, color photos of paint chips are acceptable. Photoshop renditions are acceptable. Several color options can be applied for at one time if the actual color is not fully decided upon.
- Photos of actual paint sample painted on the home exterior
- NO REVIEW FEE

Exterior material changes including stone, siding, windows, doors, gates, and roof tile

- Application and signed agreement
- Description with designs and/ or photos
- Material specifications (vinyl, wood, slate, iron etc.)
- Manufacturer
- Photos of existing home with key for the exterior change(s)
- NO REVIEW FEE

Solar panels

- Application and signed agreement
- Existing roof material –clay, tile, slate
- Manufacturer of panels and inverters
- Name of the solar installer
- Roof plan and solar design details (permit ready) from the solar installer
- NO REVIEW FEE

Artificial Turf (front yard only)

- Application and signed agreement
- Artificial turf details including material, density, color, thickness, backing and manufacturer
- Sample or photographs
- Front yard design showing location of turf, plants, trees, hardscape, and irrigation
- NO REVIEW FEE

Major landscaping (without structures) including hardscape, garden walls and/or tree planting

- Application and signed agreement
- Site plan with landscape design and layout
- Photos of existing landscape
- Tree names and mature canopy width and height locations on site plans
(two or three options are acceptable, i.e., Med Palm or Cypress tree, if not sure)
- Plant materials (options are acceptable, i.e., Indian Hawthorn or Privet hedge, if not sure)
- Hardscape materials (material details, measurements, and color)
- Measurements of garden wall height
- POSSIBLE REVIEW FEE if complete overhaul and redesign includes major grading and drainage changes

Backyard Barbeque, Fire Pits, Fireplaces, and Pizza Ovens

- Application and signed agreement
- Description and drawings with site plan including location, measurements, and setbacks
- Materials to be used, manufacturer, photographs and, or samples of the materials

No building in setbacks. No fire pits or fireplaces in unenclosed front yards. Follow fire and brush management codes.

- POSSIBLE REVIEW FEE

Pools and hot tubs/spas

- Application and signed agreement
- Professional plan that includes hardscape and deck details, water features, slides, rock formations or walls, already existing or proposed structures (ex. main building walls, gazebos, trellises)
- Include all measurements and indicate set backs
- Photos of existing.
- POSSIBLE REVIEW FEE
- CONSTRUCTION DEPOSIT

Landscape/Hardscape with roofed structures (gazebos, trellises, barbeques, kitchens)

- Application and signed agreement
- Site plan with positioning of structures, hardscaping, and plantings
- Drawings of structures with measurements
- Hardscape materials and colors
- Structure exterior materials and colors
- Planting plan (different plant options are allowed with one application)
- Irrigation and drainage changes
- Photographs of existing area
- Refundable Construction Deposit of \$5,000.00
- REVIEW FEE and REFUNDABLE CONSTRUCTION DEPOSIT

New home construction, room additions, ADUs, and major remodels

Obtain the new home construction checklist from the Community Manager for more details

- Application and signed agreement
- Survey/TOPO
- Site plan
- Floor plans
- Sections
- Roof plan
- Elevations
- 8X11 Color Board with actual materials and chips mounted OR photo renditions with product details for exterior paint /brick/stone/paving.
- REVIEW FEE and REFUNDABLE CONSTRUCTION DEPOSIT

Changing size, shape or design of windows or doors or balconies

- Application and signed agreement
- Photos of existing exterior
- Drawings of proposed window/door changes with measurements to scale with home
- Photos and/or photo renditions
- Manufacturer
- Materials and specifications
- POSSIBLE REFUNDABLE CONSTRUCTION DEPOSIT
- NO REVIEW FEE

Flagpoles, front yard statues and fountains, awnings, common wall extensions, and fencing

- Application and signed agreement
- Photos and/or drawings to scale
- Indicate placement and measurements
- NO REVIEW FEE

ARTIFICIAL TURN GUIDELINES

- Only First Quality turf with a minimum 10 Year warranty against fading and fiber degradation will be used for this installation.
- The synthetic turf will have a thatch layer with a minimum (30%) brown blade. The primary turf blades will be composed of a minimum two-tone green mix.
- The primary synthetic turf yarn type will be lead-free and composed of virgin polyethylene, with polypropylene yarn used for supplementary purposes only.
- The tufted pile height will be no less than 1.5" and no greater than 2".
- The minimum tuft bind will be 8 lbs.
- The minimum pile face weight will be 55 oz.
- A minimum of 1 layer (at least 7 oz./SY) Polybac perforated primary backing will be installed.
- A minimum 20 oz. polyurethane secondary backing will be attached to the synthetic turf.
- A minimum of 3" of existing natural soil will be removed and a minimum of 3" of new SE 30 rated permeable decomposed granite will be added and compacted to at least 90% of max. density.
- A commercial grade weed barrier will be installed below the synthetic turf.
- Infill material will be anti-microbial acrylic coated round or washed silica sand particles.
- All sections of the synthetic turf will be installed with the grain pattern facing the same direction. For front yard installations the grain will run towards the main street.
- A water, fungus and mildew-resistant industrial adhesive formulated for synthetic turf installations will be used to bond the synthetic turf seams.
- The synthetic turf will be installed with a smooth slightly crowned surface for drainage and all surface water run-off will be collected in appropriate drains or catch basins.
- At all times after installation, the synthetic turf and all its components shall be kept in a constant state of good condition, repair, and appearance, and will not be allowed to exceed its useful service life.