

Architectural Committee Policy: Concrete & Pavers

Last updated August 18th, 2022 by the Architectural Committee

BACKGROUND

The intent of this document is to provide all owners with clear, straightforward information on how the Association is involved and what process should be followed when owners wish to replace existing concrete or pavers in their front yards.

APPROVAL PROCESS

Article IX, Section 1 of the Association's CC&Rs specifically require that all owners obtain approval from the Association prior to any modification, change, or alteration to the Residence. This requirement typically extends to owners who wish to replace their concrete or paver walkways, pathways, or driveways.

The intent of this policy is for the Architectural Committee to expeditiously approve certain types of common modifications so that owners do not need to wait for the monthly Committee meetings to obtain approval from the Association.

“LIKE FOR LIKE” REPLACEMENT

Owners who wish to replace existing concrete or pavers in a “like for like” manner, meaning the new or replacement material will look identical or visually indistinguishable from the existing material, **do not need to submit to the Association for approval.** The Architectural review process only applies to owners who are making visual changes or alterations to existing property.

BACKYARD CONCRETE & PAVERS

Owners who wish to either replace or install new concrete or pavers in their **backyard** may do so without requiring approval from the Association, so long as all city requirements and guidelines are adhered to (such as setbacks, permits, etc). Owners do not need to submit an Architectural Application for this type of modification since its impact on the Association is minimal.

FRONT YARD CONCRETE & PAVERS

An application proposing to replace existing front yard concrete or pavers (including driveways, walkways, or pathways) will qualify for expedited approval by the General Manager upon receipt on behalf of the Architectural Committee **so long as it complies with the following guidelines:**

- All dimensions and measurements remain the same – no new pathways are being added, no part of the driveway is being extended, etc. **If any dimensions are changing** (for example, you wish to extend your driveway) or any new concrete or pavers are being added, **your application will not qualify for expedited approval and must be reviewed by the Architectural Committee at a regular meeting.**
- The concrete or paver style being used is standard and customary and is generally in keeping with the style of the home, paint colors, and architectural character of the community, as might be determined by a reasonable person.
- All new concrete is unpainted – tinted or otherwise colored concrete will not qualify for expedited approval and must be reviewed by the Architectural committee.

If your modification qualifies for expedited approval, you must still submit an Architectural Application for review. The Association (including its General Manager) may, at its sole discretion, make a determination as to whether the proposed modifications fall outside of the above guidelines and will require approval from the Architectural Committee.