



Lucas Valley Homeowners Association, Inc.

1201 Idylberry Road, San Rafael, CA 94903
Tel: (415) 472-3202 email: lvha@lvha.net
web: www.lvha.org

ARCHITECTURAL REVIEW COMMITTEE

DESIGN REVIEW

Dear Homeowner,

Thank you for complying with the Covenants, Conditions, and Restrictions (CC&Rs) of the Lucas Valley Homeowners Association, which require that you obtain prior written approval for any exterior additions or modifications to your home.

All Eichler and American Guild homes in Upper Lucas Valley are subject to the CC&Rs, which are intended to ensure that the unique and valuable architectural character and harmony of our community are maintained. The role of the Architectural Review Committee (ARC) is to help you, the homeowner, preserve and improve your home in a way that is consistent with that character and harmony.

ARC approval is required for building and landscape modifications prior to implementation. Projects requiring prior ARC approval include, but are not limited to: 1) Building additions, reconstruction and alteration; 2) Changes to building materials such as paint, siding and roofing; 3) Construction, erection or placement of free standing structures including fencing, decks, sheds and trellises; 4) Installation of solar heating panels, pools and pool equipment; and 5) Landscape changes which the ARC deems significant. In addition, because Upper Lucas Valley is zoned R-1:B-LV, the County will not issue permits for certain modifications to Eichler homes without ARC approval.

The ARC considers a number of factors in the course of the approval process, including the consistency of proposed materials and colors with the existing structure and with other structures in the vicinity. The ARC also considers potential impacts of proposed changes on the privacy, views and light exposure of neighboring properties, and the potential impact upon the architectural continuity of the surrounding neighborhood.

Samples of approved paint colors and informational handouts describing design restrictions are available at the LVHA Business Office. Please feel free to take advantage of these resources or contact members of the ARC for information, advice, or assistance.

The ARC tries to work closely with each homeowner to produce the best possible project and makes every effort to respond promptly to every application.



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ARCHITECTURAL REVIEW COMMITTEE

APPLICATION FOR DESIGN REVIEW

Dear Homeowner,

Thank you for complying with the Covenants, Conditions, and Restrictions (CC&Rs) of the Lucas Valley Homeowners' Association, which require that you obtain prior written approval for any exterior additions or modifications to your home.

As you begin to plan your home improvement project, please refer to the relevant informational handouts, copies of which are available to you at the LVHA office or on the LVHA website. These will provide you such information as approved paint colors, fence height and setback limits, recommended placement of solar panels, and other design restrictions.

Before you begin your project, please submit this application and two sets of blueprints or other plans or paint chips to the LVHA for approval, and check with the Architectural Review Committee (ARC) as to whether your project requires adjacent neighbor approval. ARC meets approximately twice monthly and makes every effort to review applications at that time. On-site review of your project will be scheduled by the ARC as needed. Following ARC review, you will be notified in writing of the status of your application.

Please remember that any deviation from the ARC approved project requires a resubmittal of your application. Also, all work on approved projects must be completed within 12 months of ARC approval or an extension must be filed at least 30 days prior to the expiration of the existing approval period. Front landscaping projects must be completed within 6 months of ARC approval unless such an extension is filed.

Homeowner's Name _____

Project Address _____ email _____

Home Phone _____ Work / Cell Phone _____

Description of Project _____

Proposed Project start date _____

Homeowner's Signature _____ Date _____

Approved _____ Denied _____ Date _____
(ARC signature) (ARC signature)