

Guidelines for Using the Fast Track Renovation Approval

Under our covenants, all remodeling, reconstruction, alterations, additions or renovations to the exterior of your property require you to complete a renovation request form and have it approved by the Architectural Standards Committee. Renovations to your house include painting, replacing windows, doors or roofs, adding a room or dormer, enclosing a porch, replacing rotted wood, building a deck or patio, etc. Renovations to your yard include replacing a driveway, comprehensive re-landscaping (not minor planting changes), etc. Any project that involves an exterior feature of your home or lot must have approval.

However, many exterior home or lot renovations involve repair or maintenance projects, that is, the project is not intended to change the property appearance, only to fix damaged, eroded, or weather worn features. Examples include repainting your house or trim with the same color, re-paving a cracked driveway without changing the original shape or appearance, or re-installing siding, trim, windows, doors etc. with identical replacements. These types of renovation requests would not require a drawing, sketch, picture or paint color swatch to accompany the renovation form, and therefore the ASC committee would not need to evaluate the project in order to approve it. The ASC has developed the **Fast Track Renovation Approval** form to expedite approval of these types of projects.

All you have to do is pull up the form from the POA website (its in Architectural & CSC Documents), fill it out with a description of the project and email it to the committee chairman. An approval for the project will be emailed to you within a short period, and you can begin your project immediately.

Remember, if you are changing the appearance of an exterior property feature, you must submit the standard renovation request with accompanying documentation of the changes you intend to make. These requests will take longer to approve since they must be reviewed by the ASC committee.