

## **How does the Architectural Review Board (ARB) work?**

Several owners have asked your editor this question. This caused me to fully review the the HOA document which govern the ARB.

If you download the Governing Document from our website, you will find this PDF is titled: f0001\_docs#.pdf. (Sheet Numbers are at lower left)

Once opened in the PDF Reader go to Sheet 12, which is the “DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE DOE COVE PHASE THREE AND FOUR.”

Next find Sheet 28 and find “ARTICLE VII, ARCHITECTURAL CONTROL”

Read all 10 Sections (Sheets 28 through 30) before you start planning your changes or alterations. Then download the the ARB blank form and follow the directions therein.

That is when you will think twice about making any large-scale modifications to your property, but the basic changes which can be handled with little difficulty are listed on the ARB form:

- 1.Swimming pool**
- 2.Landscaping**
- 3.Exterior painting**
- 4.Fencing**

It is the “Other” category which might cause the ARB to disapprove the changes. Then, there are the required “attachments.” The first is a straight forward describing the changes your want to make. Most folks shouldn’t have any problem writing a paragraph which will tell the ARB what you want to change. Be specific, after all you have thought that these changes would make your property more useful to you and your family, such as a fenced backyard or a swimming pool. Next is the property survey, and your thinking an expense of an engineering survey for hundreds of dollars, but when you closed on the property a “plot map” was included and can be copied for use in showing what and where these changes will be made. As best as you can draw the changes on to the plot map showing key dimensions and measurements. If using a contractor, get a free quote along with expected materials to be used along with colors of the final change. If painting the exterior, include a paint chip. Know that the ARB has a strict exterior color requirement, but have made some exceptions if the color is still fitting into the community. Simply look throughout the Properties in Lake Doe Cove and choose a color compliant to those. Your paint contractor can determine or match these colors and you will be approved by the ARB.

See the ARB Flow Chart below showing you the approval process.

# ARB APPROVAL BLOCK DIAGRAM

