

August 22, 2016

ALRC (Architecture Landscape Review Committee) Best Practices

ALRC is the only committee mandated by the CC&R's and the only committee with Guidelines that are, in effect, Best Practices.

1. The ALRC is mandated by the CC&R's from which it derives its authority and direction.

For example:

CC&R's 9.1 – "For the purpose of preserving the values and amenities in and upon the Property and of subjecting the Property to the reservation of architectural and landscape control, as hereinafter provided, (paraphrased) there is hereby reserved to an Architectural /Landscape Committee..."

Also in CC&R's 9.1 – ALRC members are designated, from time to time, by the Board of Directors, and have the right and power to approve or disapprove (paraphrased) all improvements, such as alterations, painting, redecorating, excavations, landscaping, and all other work affecting the exterior appearance of any lot...

CC&R's 9.3 Finality of Decision – "All decisions of the ALRC shall be final and binding on the applicant and all other Lessees or Persons."

2. ALRC has and works to an already published and regularly updated set of ALRC Design Guidelines that the committee administers.

ALRC Guidelines 2.1 - Procedures- "The ALRC shall establish reasonable procedures, and Architectural/Landscaping standards and maintain these guidelines. The committee will serve at the discretion of the BOD, as provided in the CC&R's. "

The Guidelines describe the processing sequence, meeting and communication process between the leaseholder and the committee.

ALRC will look for changes in County regulations, periodically, to compare to our current Design Guidelines. ALRC will then revise the Guidelines accordingly.

These are the Best Practices that have been developed and are followed by the ALRC.