



Policy ARB-07

ARB APPLICATION POLICY

1.0 REFERENCE(S)

- CC&R, Article IV, Section 4.03,4.04; Article V, Section 5.07; Article X;
ISHOA Policy ADM-11
ISHOA Policy COM-01

2.0 PURPOSE

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be first submitted to the ARB with an ARB Application and approved for such modification to the resident's property.

3.0 POLICY

- 3.1** When any change that requires Architectural Review Board (ARB) approval as stated in the ISHOA CC&Rs and adopted policies is started to a resident's property without written approval by the ARB, then the ARB may recommend to the Board of Directors a fine as stated in the Fees and Fines Schedule. The Board of Directors shall have the authority to reduce or suspend fines if an Executive hearing is requested by the homeowner to review their documentation.

List of changes that require ARB approval is (but not limited to):

- Construction and remodel
- Re-roofing
- Solar panel installation
- Exterior painting
- Hardscape installation
- Fencing
- Tree removal
- Landscaping project
 - a. Changing existing planting bed shape/size
 - b. Changing planting bed groundcover material
 - i. Example: removing bark and replacing with river rock
 - ii. Re-barking existing barked planting bed **is not** considered changing groundcover
 - c. Removing or replacing healthy living trees/bushes
 - i. Adding/removing annual plants and flowers **is not** considered removing or replacing healthy trees/bushes

- 3.2** Any exterior change or addition other than routine home or landscape maintenance

- 3.3** Deviation from approved project application will be considered an unapproved project, and will be subject to the Fees and Fine Schedule



4.0 RESPONSIBILITY FOR POLICY

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtaining Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

08/18/2006, Original Policy, Architectural Policy.

Addition of Section 3.1, Under Section 3.0. Addition approved per Board Motion 2018-016. **08/19/19**, Amended Policy by Board Motion 2019-039, Adding list of activities that require ARB application, Raising fine to \$1,000.00, Effective September 16, 2019.

05/18/20, Amended Policy by Board Motion 2020-035, ARB may propose fine(s) for violation, as stated in the Fees and Fines Schedule, to the Board of Directors; Board of Directors retains authority to assess or eliminate fine(s).

3/20/2023, Amended Policy by Board Motion 2023-22, Added section 3.2 and changed the wording to reflect Fees and Fine Schedule in section 3.3. Effective April 20th, 2023.