

ARB FREQUENTLY ASKED QUESTIONS

Q: Where can I find specific information on ARB requirements?

A: Policy 600 is the definitive guide for developing your new construction or renovation plans. An initialed and signed copy of Policy 600 **must** accompany all new construction requests and pool additions or other substantial modifications to existing homes. Policy 600 should be reviewed for specific requirements for routine home improvement renovation projects.

Q: What projects require ARB review?

A: All new construction, including pool additions, and enclosure (cage or fence) additions **must** be approved prior to beginning the project. In addition, **any** change to the exterior of your home or property must be reviewed.

Q: What is required if I'm adding a pool at my existing home?

A: You must submit a request for review, detailed plan showing placement of the pool and equipment, solar panels (if applicable) and the new landscape plan.

Q: Can I use the vacant lot next to my property to stage materials for or access my project?

A: Only if you provide written permission from that lot owner and agree to accept all responsibility for returning the lot to its original condition.

Q: Does the ARB need to approve my interior remodeling project?

A: No. Only projects that affect the exterior of your home or property require ARB review.

Q: What if I'm just repainting my house the same colors?

A: Even repainting essentially the same colors requires ARB review. In these cases the ARB requests, at a minimum, a photo showing the current colors of the home for before and after comparison. Color chips are preferred.

Q: Does landscaping change require ARB review?

A: Minor tweaks to your landscaping or changes made to mitigate damage to structures from plantings do not require ARB approval as long as removal of trees does not cause violation of the 4-tree minimum requirement. When in doubt, err on the side of caution and submit your request along with a detailed plan showing the final placement of all plant material.

Q: How long do I have to complete my project?

A: Projects must be completed within 365 days of obtaining ARB approval or the required building permits, whichever is later.

Q: Who is responsible for ensuring my project meets ARB requirements? Me or my contractor?

A: Ultimately it is the homeowner's responsibility to ensure compliance with all ARB requirements.

Q: When will my request be approved?

A: The ARB meets the second Monday of every month and all projects received since the last regular meeting will be reviewed. You will receive email, snail mail or phone call notification within a few days.

Q: Where should I send my requests?

A: Requests will be received quicker if they are emailed, delivered or even snail mailed to the ARB Chair or Administrative Assistant as follows:

Rhonda Hibbert
Administrative Assistant
11966 Royal Tee Circle
rhonda_hibbert@yahoo.com
239.558.5847

Bob Mitchell
ARB Chair
11866 Royal Tee Circle
bobandleslie5535@comcast.net
561.213.5242