

LAKE MISSION VIEJO ASSOCIATION
LAKEFRONT ARCHITECTURAL REVIEW GUIDELINES

Introduction

Lake Mission Viejo Association (LMVA) maintains architectural standards to preserve the beauty and value of lakefront properties.

Under Article VII of the LMVA CC&Rs, no improvement, alteration, or exterior modification may begin without prior written approval.

Mandatory Pre-Application Architectural Review Meeting

Prior to submitting an Architectural Review Application, owners are required to attend one (1) 60-minute pre-application meeting. This meeting must be attended by the property owner. Accommodation is available for in-person or virtual meetings. Owners are encouraged to invite their contractors, engineers or other professionals working on their improvements to attend.

To schedule a pre-application meeting, please contact:

LMVA Operations

949-770-1313 ext. 203

operations@lakemissionviejo.org

Please allow for up to 30 days for scheduling the pre-application meeting.

Architectural Review Application Procedure

To initiate an Architectural Review, the property owner must attend the mandatory pre-application meeting, and then submit the following:

1. Completed Lakefront Architectural Review Form and Questionnaire. This form is available for download at lakemissionviejo.org/lake-front-homeowners or may be obtained from the Association office.
2. Plot Plan – Detailed, professional site plan, drawn to scale (1"=20'), showing all dimensions & elevations, relative to existing dwellings, docks, and property lines (setbacks and easements). Plans should include the marked location of drains and

drain lines, as applicable. Measurements must be to scale and included in the plans.

3. Elevation Plans – Detailed, professional to scale plans showing finished appearance of improvement in relation to existing dwelling. Please include a photograph of the proposed location(s).
4. Specifications – Detailed description of all materials to be used including samples of colors and materials when applicable.
5. Structural Engineering Report Packet (“Engineering Packet”) –Some categories of improvements require an Engineering Packet to complete the application. The Engineering Packet includes complete structural plans with detailed drawings, structural calculations report, material specifications, load analysis and design criteria, and must address all City, County and State building codes, including Title 24. These documents must be prepared and stamped by a California licensed structural engineer. Improvements requiring an Engineering Packet are noted in the Architectural Guidelines sections below.
6. Payment of Architectural Review Fee: \$50, non-refundable fee

Submission:

All forms, documents and materials and payment to be submitted to:

Lake Mission Viejo Association

Attn: Lakefront Architectural Review

22555 Olympiad Rd

Mission Viejo, CA 92692

Submittal questions? Please contact:

LMVA Operations

949-770-1313 ext. 203

operations@lakemissionviejo.org

Architectural Review:

The LMVA Lake Management Committee shall review and issue written approval or denial of plans within 60 days of receiving a completed and submitted application.

Approval Expiration:

Construction of improvement is expected to begin promptly after notification of approval. All construction must be completed within six months of notification of approval.

Appeal:

Owners have the right to appeal a decision made by the Lake Management Committee. Requests to appeal must be made in writing to the Association within 30 days following the date of mailing the notification of the decision.

Architectural Guidelines

This section provides Lakefront property owners with guidelines for property improvements. The inclusion of these guidelines does not imply approval should the improvement meet these guideline requirements, nor does it eliminate the need for submission of plans for approval.

If any inconsistencies exist between these guidelines and the CC&Rs, the CC&Rs shall control. All approvals shall be conditioned upon compliance with applicable City or County codes. The Lake Management Committee has the power to approve or deny applications for items not contained in these guidelines, as needed, within its purview as defined in the CC&Rs.

1. GENERAL STANDARDS

- a. Improvements must be compatible with surrounding homes and lakefront character. Colors and materials must be neutral, natural, earth-toned and not distract or detract from the natural aesthetic of the Lake and its surroundings.
 - Examples of approvable colors include: natural wood tones, black, gray, or white.
 - Examples of non-approvable colors include: Bright colors, neon, reflective or metallic colors or finishes.

2. DOCKS

- a. Owners of Lakefront Lots have been granted an easement, referred to as the Servient Tenement Area, to construct one (1) dock anchored to the shoreline.

- b. An exhibit of the Servient Tenement Area of each property may be obtained by contacting LMVA Management. Dock construction may not extend beyond the exhibited boundaries.
- c. All new dock installations or modifications to existing docks must be approved by LMVA.

Installation of any new, replacement, or modification of size of a Dock shall require the submission of an Engineering Packet. See item 5 of the Architectural Review Application Procedure section above.

3. DOCK STRUCTURES (i.e. Pergola or similar shade structures)

- a. No more than one (1) dock structure may be permitted per property.
- b. A dock structure may be no larger than 120 sq. ft. and no longer than 12 ft. on any side with a maximum size of 10 ft. x 12 ft.
- c. Dock structures may cover no more than 50% of total dock surface area.
- d. Maximum height of a dock structure may not exceed 10 ft. from the dock surface.
- e. Dock structures must not extend or overhang beyond the edge of the dock.
- f. Dock structures must remain open-sided and may not be enclosed or partially enclosed by a wall (solid, lattice, baffled or similar) on any side.
- g. Fabric curtains must be retractable, and remain in their retracted, tied or secured position while dock structure is not in use.
- h. Dock structures may not have any attached, mounted or installed lighting. Only low voltage lighting attached directly to the dock is permitted.
- i. Dock structures are not permitted to have any installed or attached electrical, gas, or technology components. This includes televisions, heaters, fans, speakers or similar items.
- j. Installation of any new or replacement Dock Structure shall require the submission of an Engineering Packet. See item 5 of the Architectural Review Application Procedure section above.

4. HARDSCAPE AND LANDSCAPE IMPROVEMENTS

- a. Improvements to hardscape and landscape on the lakefront property lot within twenty (20) feet of the lake bulkhead require review and approval through the Architectural Review process.

- b. Lake Mission Viejo is protected from storm water run-off by a swale and drainage system. No alterations may be made to the property that would impede this system. Drains must remain clear, and grading must direct runoff away from the Lake.
- c. Trees must be planted no closer than five (5) feet from the bulkhead. Trees planted within the twenty (20) foot easement area must be detailed on submitted landscape plans, including tree size and species. The following trees are not permitted within the twenty (20) foot easement area due to their invasive root systems: Ficus, Eucalyptus, Pepper, Mulberry, Cottonwood, Poplar, Weeping Willow, Acacia.

5. BULKHEAD

- a. The Lake is surrounded by a concrete bulkhead. This bulkhead may not be drilled, cut, or otherwise altered in any way.