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## Lake Mission Viejo Association (LMVA) Lakefront Architectural Review Form

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Owner(s) Name: _____

Property Address: _____

Owner's Phone No.: _____ Submittal Date: _____

Proposed Improvement Project

Improvement Type(s): Structural ____ Dock ____ Hardscape/Landscape ____

Description: _____

Contractor Information (when available)

Business Name and Principal: _____

Address: _____

Phone No.: _____

Submission Requirements

- 1) Complete both pages of this form
- 2) Attach copy of all plans, specifications and materials lists that apply to proposed lakefront property improvement project for LMVA review
- 3) Pay architectural review fee: \$50.00 (non-refundable, check payable to LMVA)
- 4) Submit form, attachments and fee to:

Lake Mission Viejo Association
Attn: Lakefront Architectural Review
22555 Olympiad Road
Mission Viejo, CA 92692

Please call (949) 770-1313 x203 with questions.

[22555 OLYMPIAD ROAD](#) ><> [MISSION VIEJO, CALIFORNIA 92692](#) ><> [\(949\) 770-1313](#)

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## Lake Mission Viejo Association (LMVA) Lakefront Architectural Review Form (cont.)

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Property Owner Questionnaire (complete all relevant sections)

YES

NO

Has Owner reviewed LMVA's CCRs?

Has Owner reviewed Homeowner Association's CCRs?

Building Structure Improvements:

Will proposed project construct additional structure on site?
(e.g., boathouse, gazebo, pool)

Will proposed project affect set-back or height restrictions?

Dock Improvements:

Will proposed project exceed maximum allowed dock surface area?

Will proposed project extend outside of allowed dock locations?

Hardscape/Landscape Improvements:

Is proposed project within 20 feet of bulkhead?

Will proposed project involve the bulkhead in any way? (e.g., drilling, chiseling)

Have you located the main drain (it should be near bulkhead on one of your two side property lines and drain to storm drain in street)?

Will proposed project negatively affect main drain's accessibility or drainage function for your property or your neighbors (e.g., drain not blocked by vegetation or structure)?

Will landscape include rooted trees within the 20-foot drainage easement?

Will project alter main drain and/or site drainage into it?

Will project negatively affect swale's drainage function (swale's surface within 5 feet of bulkhead must be below original bulkhead crest and not cause drainage to lake)?

The foregoing is a true and accurate representation of the proposed improvement project:

Owner's Signature: _____ Date: _____



Lake Mission Viejo Association
Declaration of Covenants Conditions and Restrictions (CCRs)
Selected Excerpts

Article VII, Section 3(a): Review of Plans and Specifications. No Improvements including any exterior changes or alterations in any existing Improvement, shall be commenced, erected or maintained upon the Lake Association Properties or upon any real property lying within the Control Area hereinabove defined until the plans and specifications therefore showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to the Committee and approved in writing by the Committee.

Article VII, Section 3(c): Correction of Defects. Inspection of work and correction of defects therein shall proceed as follows: (i) The Committee or its duly authorized representative may at any time inspect any Improvement, change or alteration thereof for which approval of plans are required... If, as a result of such inspection, the Committee finds that such Improvement, or change or alteration thereof, was done without obtaining approval...it shall notify the Owner in writing of failure to comply. The Committee shall have the authority to require the Owner to take such action as may be necessary to remedy the non-compliance.

Article X, Section 1: Easement on Lakefront Lots. The Owner...shall have the obligation to maintain in good condition and repair and in the working order, free of debris or other matter, the drainage system installed to drain the Swale. The Swale shall mean that area which is a depression surrounding the waters of the Lake which lies in the area extending to a distance of approximately fifteen (15) feet outside the bulkhead.

Article X, Section 2(d): Contamination of Lake. No rubbish, trash, or foreign matter of any kind shall be deposited in the waters of the Lake and no liquid or fluid of any kind shall be deposited in the waters of the Lake or allowed to flow into the waters of the Lake from any real property in the Control Area except such water, chemicals, additives and other matter which may be deposited in the waters of the Lake by the Board or the Lake Management Committee.

Please note that these are only brief citations of some of the issues of concern. Please refer to your copy of LMVA's and your own Homeowner Association's CCRs for more detailed and complete information.