

Reminder of Architectural Review Committee Rules

The Board of Directors requested the Architectural Review Committee (ARC) to prepare a list of ARC requirements that are most violated. While violations do not occur often, when they do, the Board and ARC are put in the uncomfortable position of requiring the owner to rectify the violation by imposing a sanction. The below list is designed to remind owners when ARC approval is needed. It is not a complete list of requirements, but a list that includes the rules that are most commonly violated.

ARC approval is required for the following:

1. Exterior modification. No exterior modifications or changes can be made to the exterior of a residence without ARC approval.

2. Trees and indigenous flowering shrubs. No living tree exceeding six (6) inches in diameter (measured two feet from the ground) nor any dogwood, or other ornamental tree older than two (2) years, nor any mature Rhododendron, Mountain Laurel or other indigenous flowering shrub shall be cut without prior written consent of the ARC. This includes any vegetation removal needed incident to a septic application. Topping of trees is not allowed.

The request to cut a healthy or mildly defective tree that is 12 inches in diameter measured at 4 ½ feet above grade *may* require the applicant to provide an ISA Certified Arborist Risk Assessment prior to ARC consideration of the request. Contact the ARC for Certified Arborist recommendations.

3. Landscape or hardscape. No material change to the landscape or hardscape shall be commenced without ARC approval. Material landscape change shall include, but not be limited to, the installation or removal of plantings or hardscaping costing more than \$1,000.

If you have any doubt about needing ARC approval, please ask the ARC.

Email to CliffRidgeARC@gmail.com

The current members of the ARC are:

- Pam Polk, ARC Chair
- Karen Lee
- John Christian
- Bill Allen
- H. D. Wright