

Teal Lake Village Architectural Review Committee Duties

Based on the SBCA Design Standards, the Teal Lake Village ARC duties are as follows:

1. The Village ARC (an individual or group) is responsible for the administration of the Design Standards and Supplemental Declarations. (See DS 1.16)
2. The Village ARC is responsible for approval and oversight of those projects that fall within their defined area of responsibility. For those projects not requiring the attention or approval of the SBCA ARC, the Village ARC will issue the permit. (DS 3.2, Appendix A)
3. The Village ARC will do the preliminary review of a project and determine if the project should be reviewed by the Village or the SBCA ARC. (DS 4.1). See the attached Appendix A of Rev.4 02/04/05 for those permit applications of a non-landscaping nature that may be approved by the Village ARC or must be referred to the SBCA ARC. This appendix is NOT all-inclusive and should there be an unlisted item, the Design Standards are to be used as guide. Note: landscaping permit applications are to be processed according to the attached Section 4.2 of the Design Standards.
4. The SBCA ARC can disallow any planting or vegetation that now or in the future might impede the view of other owners. By extension, so can the Teal Village ARC (See DS 5.2.1).
5. The only landscaping requests which require automatic submission to the SBCA ARC are for new home construction and landscaping, or to trim or remove a tree with a trunk diameter greater than 6 inches at 5 feet above the ground. (See Appendix A.3)
6. The Village ARC may approve projects to modify original landscaping. However, if the project is extraordinary in nature or has the potential for impacting multiple villages, the village ARC will consult the SBCA ARC for guidance. (Appendix A.2)
7. The Village ARC may approve/disapprove the preliminary application. (DS 4.26). A homeowner can appeal a denial decision by the Village ARC to the SBCA ARC. (DS 4.6). *It is the village practice for a denied permit application to be referred to the Teal Lake Village Board of Directors for further review prior to being forwarded to the SBCA Architectural Review Committee.*

Submitted to the Teal Lake Board of Directors
for review and approval on March 17, 2014