

LANDSCAPE REVIEW COMMITTEE (LRC)

PURPOSE:

To promote landscape design in Deerlake that will preserve the natural environmental beauty and healthy living that exists here.

GOALS:

To maintain standards as outlined in the Deerlake covenants, Rules and Regulations, and Landscape Standards in regards to landscaping in Deerlake.

MEMBERSHIP:

- Membership will consist of three to five members approved by the Board.
- The Board will appoint a Chair to serve for a term of three years.
- The committee may use experts who are not committee members.

RESPONSIBILITIES:

- Review landscape plans for new construction that have been submitted to the ARC, and consult with the ARC on any suggested changes in those plans.
- Review and monitor progress of landscape plan implementation. Once the Certificate of Occupancy (CO) has been received by the ARC chair, the LRC chair or designee shall be primary contact with the owner regarding all matters under the governance of the LRC.
- Review and approve modification plans for landscapes of existing homes.
- Review and approve modifications to driveways surfaces and changes or additions to exterior lighting.
- Review and approve plans for flagpoles, patios, pet enclosures, pools, hot tubs, and spas.
- Review and approve applications pertaining to tree removal, tree planting or trimming (other than normal pruning).
- Review and approve applications for changes to grading affecting drainage, landscapes structures of any kind including (but not limited to) arbors, trellises, railings, steps, walkways, gazebos, stone walls, or retaining walls.
- Issue a formal permit for approved landscaping projects.
- Approve in writing all design changes and have the document signed by the owner and LRC.
- Respond to the requesting owner in writing the decisions made by a majority vote of the committee membership. The vote will consist of those members who can view the project in person within a 7-day period as of the date of notification to the LRC members. A minimum of three committee members must view the project before a vote can be taken.

- Notify owners of the right to appeal process if owners are not satisfied by decisions of the LRC.
- Maintain a file that documents all requests submitted to the LRC and subsequent Committee decisions relating to those requests.
- Communicate with the DVCA Board, through a liaison, of any anticipated problems with a request denial.
- Jointly oversee the landscape planning and plantings of all of the community's common areas with the Grounds Committee.
- Issue requests for landscape contract(s) and manage the landscape contracts during their term.
- Prepare quarterly and annual reports.
- Prepare an annual budget request and execute budget plan.

MEETINGS:

The committee shall meet at least quarterly to prepare the quarterly and annual reports for the Board. Other meetings will be determined by the new landscape construction or modification requests.

ANNUAL BUDGET:

An annual budget request will be prepared and submitted to the Finance Committee as required.

The Landscape Review Committee Charter was approved by the DVCA Board of Directors on the 16th of November 2007.

Clarification of Responsibilities of the ARC and LRC

The Architectural Review Committee (ARC) and the Landscape Review Committee (LRC) will work cooperatively on new construction projects. It will be the responsibility of the ARC to collect landscaping plans for new construction and submit them to the LRC for review. The LRC will review and return the plans to the ARC with approval or recommendations. The ARC will communicate the results to the owner.

Projects Requiring Architectural Review Committee (ARC) Approval

- All new construction
- Modifications to existing homes or accessory buildings. No temporary structures allowed.
- Construction of decks, porch screening or enclosures.
- Modifications including room additions, garage enlargement, changing color of house, adding trim or shutters

Projects Requiring Landscape Review Committee (LRC) Approval

- Landscaping of new homes
- Landscaping of existing homes
- Modification of driveway surfaces
- Changes or additions to exterior lighting (doorways, garages, floodlights, porches, yards, walkways)
- Changes to grading affecting drainage
- Landscape structures of any kind including (but not limited to) arbors, trellises, railings, steps, walkways, gazebos, stone walls, or retaining walls
- Flagpoles
- Patios
- Pet enclosures
- Pools, hot tubs, spas
- Tree removal or pruning after new construction