

Loch Alpine Improvement Association

Frequently Asked Questions

building additions, fences, decks, and more...

What is the Loch Alpine Restriction Agreement and where can I find it?

The Restriction Agreement is a legal document that was adopted by the Loch Alpine Improvement Association in 1975. It governs the use of all properties in the Loch Alpine subdivision. You should have received a copy of the Restriction Agreement when you purchased your home; if you need a new copy, please contact Lynette Brice, the LAIA Administrator. The Restriction Agreement is also posted on our neighborhood website: www.lochalpine.org for easy reference.

What is the Architectural Control Committee (ACC) and why does Loch Alpine have one? According to the Articles of Incorporation the ACC established by the Restriction Agreement is to ensure compliance with the Restriction Agreement regarding structures on lots. (see *Restriction Agreement section g*)

Are fences allowed in Loch Alpine?

Yes, the Restriction Agreement allows fences within certain height, setback, and design parameters. (see *Restriction Agreement sections d, f, and g*)

What kinds of detached structures may I build on my property?

The restriction agreement expressly forbids the construction of detached structures such as garages, carports, gazebos, saunas and sheds. Only one permanent structure (e.g. your house) may be built per lot. (see *Restriction Agreement sections a and b*) However, the restriction agreement also contains a "grandfather clause" for properties that had detached structures built previous to 1975.

What kinds of signs may I post on my property?

You may post signs of not more than 6 square feet advertising the property for sale or rent. All other signs (advertisements, political campaign signs, etc.) are prohibited by the Restriction Agreement. (see *Restriction Agreement section e*)

I am planning to replace an existing portion of my house (e.g. roof, porch, deck, patio, windows, etc.) without changing the footprint of my home. Do I need ACC approval?

No. The Restriction Agreement does not require any ACC approval for repair or replacement of existing structures, as long as you do not change the dimensions of the patio, deck, etc.

What types of improvements to my home and property require approval by the ACC?

All plans for additions, fences, and *new* decks, patios or porches must be reviewed and approved by the ACC and ultimately the LAIA Board. If you are planning to improve an existing deck, patio, or porch (no change to the footprint of your home), there is no need for committee approval. (see *Restriction Agreement sections c, f, g, l, and n*)

What is the process for seeking approval for my project?

1. Complete the appropriate ACC application (available at www.lochalpine.org/architectural-control/ or upon request from Lynette Brice, the LAIA Administrator (admin@lochalpine.org)).
2. Return your completed application to Lynette Brice, the LAIA Administrator. A member of the ACC will contact you to schedule a site visit and request additional documents (e.g. survey) if necessary.
3. The ACC will notify neighbors (abutting property owner(s) and those with direct visual contact with the proposed fence or structure) in writing, advising them of your request.
4. Your application documents will be available to those neighbors upon request, for review and comments (in writing) within a 10-day period.
5. Then the committee will make a recommendation to the full LAIA Board at its next monthly meeting (the current Board generally meets on the first Thursday of each month). You will be notified of the Board's decision within one week of this meeting.

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