





Architectural Approval Process for La Mariposa Estates

v. 01.10.2026

The objective is to have a simple, consistent process that enables Homeowners to easily obtain approval, comply with our CC&Rs and effectively work with contractors. The ACC provides personal assistance to quickly approve a project based solely on compliance with the CC&Rs.

Project review fees are now waived.

Preliminary Planning Phase	Finalize Plan Phase	Construction Phase	Sign Off Phase
<p>Homeowner</p> <ul style="list-style-type: none"> • Contacts the ACC¹ by phone or email to notify of planned project. • If Approval needed, then Owner and Chair review process by phone • Sends the signed “Project Checklist”² and requested drawings and description to ACC. <p style="text-align: center;"></p>	<p>Homeowner</p> <ul style="list-style-type: none"> • Sends final design choices and supplemental info requested. • Sends a refundable Road repair and cleanup deposit, if required. • Applies for applicable permits from County or State. <p style="text-align: center;"></p>	<p>Homeowner</p> <ul style="list-style-type: none"> • After Final Approval, may start project within 1 year & complete within another year. • Reviews and provides “Construction Guidelines” to workers and contractors. • Notifies ACC if/when project scope changes or additional work is needed. • Notifies ACC when nearing project midpoint. <p style="text-align: center;"></p>	<p>Homeowner</p> <ul style="list-style-type: none"> • Notifies ACC that the project is complete. • Hosts a final site visit. <p style="text-align: center;"></p>
<p>Architectural Control Committee</p> <ul style="list-style-type: none"> • Determines if approval is needed. If YES, sends Homeowner the Process Steps, “Project Checklist” + Architectural References² • Phone call with Owner to review and assist the Homeowner as needed: helps complete forms, can help clarify with contractors, provides guidance as to where to get info on permits³ • Will provide a prompt preliminary decision once project info is complete • Arranges site visit, as needed 	<p>Architectural Control Committee</p> <ul style="list-style-type: none"> • Assists the Homeowner as needed • Can help provide clarification with contractors • Will provide prompt final decision once project info is complete <p>Once project is approved:</p> <ul style="list-style-type: none"> • Sends “Final Approval” to start construction • Sends “Construction Guidelines” • Sends info on how to get a project scope change approved 	<p>Architectural Control Committee</p> <ul style="list-style-type: none"> • Assists the Homeowner as needed • Attends mid-project site visit if applicable 	<p>Architectural Control Committee</p> <ul style="list-style-type: none"> • Attends final site visit • Sends “Final Work Signoff” • Returns deposit(s)

¹ HOA Architectural Committee Chairperson - ArchitectureLMHOA@gmail.com

² In a format that can be used to help the owner understand, and the architect or contractor adhere to, the HOA requirements.

³ The goal is to help Homeowners know where to go to obtain applicable permits from the County or State to comply with the CC&Rs.