

General Architectural Submittal Q & A

1. My lot is large and no one can see the work I want to do in the backyard. Do I need to submit?

Yes, per the CC&Rs, all exterior modifications need to be reviewed by the ARC. Feel free to contact the Association office with any questions – 949-425-1477, admin@nelliegailranch.org or stop by the office.

2. Do I need to submit to remove a dying tree or tree damaging my hardscape?

Yes, however, there is no cost for this review. If it is property threatening / ready to fall, you should secure your property, then call the office. The General Manager can authorize an emergency removal or repair. Also, if you have a broken window, door, garage door or property threatening emergency, secure your home and call the Association office for an emergency review.

3. Do I need to submit if I am remodeling the inside of my home?

No, you can remodel your kitchen or bathroom, remove or install new walls or do anything else inside the structure of your home. However, if it effects the outside, like installation or removal of a window or door or includes the conversion of interior space into an ADU or JADU, you will need to get that approved.

4. How long does it take to get approval?

The Architectural committee meets once a month, typically on the 2nd Tuesday. However, the submittal deadline is 10 business days PRIOR to that meeting so that we can notify the community by placing a sign outside and your neighbors will receive a postcard.

5. Do I need to submit if I am painting my home?

No, not if it is being painted the exact same colors. It is always best to let the Association office know of your construction work so that it can be logged in for your property.

6. I want to do some improvements and not sure about Association restrictions – how do I start?

The Association offers a 10-15 minute meeting called “Wine & Design” with the Association’s contracted architect. You and/or your architect or contractor can sit down with your “wish list”, photos and ideas and he can help guide you through what you will need to get ARC approval. It is best to come BEFORE you draw up any plans, but you are welcome to come with your rough sketches and list. Call the Association office to schedule an appointment. It is once a month, however times and days vary to offer convenience to the homeowner and contractor.

*When in doubt ask first! Call the Association office at 949-425-1477 or email admin@nelliegailranch.org **before** you do the work and avoid the headaches later!!*