

HARDSCAPE: PATIO, DRIVEWAY, AND WALKWAY GUIDELINES & REQUIREMENTS

Broadmoor Park: Orange Park Community Association

Hardscaping should be designed to reflect the rural atmosphere of the community and to be harmonious with the external design of the home as well as the adjoining home and environs.

To avoid an extensive investment in architectural drawings (such as are required by city permits), especially in designs that are not typical, the homeowner may submit a preliminary request for conceptual approval of the project. However, final approval rests with review of actual architectural drawings and/or associated information. Any change to the approved plans will require the approval of the Architectural Committee.

1. Detailed and complete plans must be submitted to the Architectural Committee for approval.
2. Plans must include drawings that are to scale, preferably to a minimum scale of one inch to eight feet, including only the areas of proposed changes.
3. Plans should include a plot plan showing:
 - a. Accurate lot lines with dimensions;
 - b. All buildings, fences and other improvements *existing and proposed*;
 - c. Complete and accurate dimensions on proposed work, including distances between existing and proposed work, distances between proposed work and property lines, and all existing fences, walls and structures;
 - d. Exterior landscape or other details affected;
 - e. All materials and textures;
 - f. Samples of materials with colors where appropriate and available; and
 - g. Plans should include drainage information if the lot drainage is affected in any way.

Patios can be constructed with various materials but usually are constructed with concrete, brick, slumpstone, or wood decking. Designs must be approved on an individual basis.

Driveways must be constructed of masonry, concrete, or concrete pavers. They may be trimmed in brick or stone. Colors must be subdued to blend with the community. All designs require architectural approval.

Walkways in the front of the house are acceptable, but they must be approved on an individual basis.

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HARDSCAPE: PATIO, DRIVEWAY, & WALKWAY REQUEST FORM

BROADMOOR PARK: ORANGE PARK COMMUNITY ASSOCIATION

Name _____

Street _____ Home Plan: 1 2 3 4

Phone _____ Date _____

GENERAL DIRECTIONS AND INFORMATION:

- Read the guidelines on the reverse side to make sure your request is consistent with current regulations and follows the process indicated. **Please indicate that you have seen and read the guidelines on the reverse side by signing your name here** _____
- Use a separate form for each request and each owner if both are making a request. Submit this completed form and all the required material or information to Cardinal Property Management, 1290 N. Hancock, # 103, Anaheim, CA 92807. Phone: 714-779-1300 Fax: 714-779-3400 E-mail: contactus@cardinal-online.com
- Allow 30 days for your request to be reviewed by the Architectural Committee. Note that the submission date is considered the date that the completed form and all the required information and material are received by Cardinal Property Management. Homeowners will receive a letter from Cardinal verifying that their plans have been received and forwarded to the Committee. **No work is to be done prior to approval.** Work done prior to approval is subject to a fine.
- The Architectural Committee meets the third Thursday of the month. In order to have your request reviewed by the Architectural Committee that month, Cardinal must receive your request by the second Thursday.

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Plans: Attach a detailed plan showing the necessary information. (See reverse side for details.)

Sample, brochure, or picture (if applicable.)

Material(s): _____

Contractor: (For reference only) _____

(FOR ARCHITECTURAL COMMITTEE USE ONLY)

Approved Not Approved Conditional Approval Insufficient Information Prior Work

Comments _____

Committee Signature _____ Date _____