



AI Tahoe Forest Homes Association
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Architectural Review Committee Checklist

Dear Homeowner,

The AI Tahoe Forest Homes Association's Architectural Review Committee (ARC) is in place to enforce the Association's Covenants, Conditions and Restrictions. It is each homeowner's responsibility to read, understand and abide by our CC&Rs. CC&Rs have been attached to provide direction, and are available on our website under 'documents'.

To gain approval for your project from the ARC, the following terms must be met:

- A. No owner shall commence construction until all the plans and specifications for the proposed improvements have been reviewed and approved by the ARC.
 - B. The ARC will review all building projects that require a permit from The City of South Lake Tahoe Planning Department and Tahoe Regional Planning Agency, (TRPA).
 - C. Please provide an Electronic submittal of your architectural drawings, including a current site plan and all proposed changes that you will also be submitting to The City and TRPA. The city of South Lake Tahoe and the TRPA will require an approval letter from the ARC before they issue a permit
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- 1. Each lot shall only be used for single-family purposes. No commercial, or professional, nonresidential business shall be carried on, or permitted on any lot. (Ref: CC&R Sec. 1)
 - 2. Only one garage is allowed with size limited to two cars. (Ref: CC&R Sec. 1)
 - 3. No building shall exceed three thousand, (3,000) square feet, including living space and garage. (Ref: CC&R Sec. 4)
 - 4. No building shall exceed twenty-five (25) feet in height. (Ref: CC&R Sec. 4)
 - 5. No building shall be erected on any lot nearer than 25 feet to the front lot line. (Ref. CC&R Sec. 4)

6. No building shall be erected nearer than 25 feet to any side street line. (Ref: CC&R Sec. 4)
7. No building shall be erected nearer than 10 feet to any interior lot line. (Ref: CC&R Sec. 4)
8. No lot may be subdivided into two or more separate parcels., nor separate contiguous parcels combined into one parcel. (Ref: CC&R Sec. 3)
9. In order to maintain and preserve the historical character of the subdivision, the exterior appearance of the project must be in harmony with the existing buildings and have a Tahoe mountain appearance. (Ref: CC&R Sec. 4.1)

The ARC shall use its best effort to respond to homeowners' requests for approval within thirty (30) days of receipt of the request. (Ref: CC&R Sec. 4.1C)

The ARC does not recommend contractors, architects or designers. If you have questions, please email us.

Sincerely,
Rob Lynch
ATFHA President