

Claremont Greens Townhomes Association

Design Guidelines

The Architectural Review Committee of the Claremont Greens Townhomes Association (CGTA ARC) adopts the Claremont Architectural and Community Standards. As new Claremont Standards are published the new standard is automatically adopted by the CGTA ARC.

In addition, the standards and procedures outlined below also apply to homeowners in the Claremont Greens Townhomes.

1. Adopted by the CGTA ARC on April XX, 2021

Short version: **An owner who makes a Townhome Improvement without permission must undo the Improvement before being allowed to submit an application to the ARC.** Owners are not allowed to construct stuff first and then ask permission later.

As specified in section 5.1 of the CGTA CC&R, “No Townhome Improvement shall be commenced, erected, placed, altered, or maintained on any Building Lot, by a Townhome Owner, until the design plans and specifications showing the nature, shape, heights, materials, colors, and proposed location of the Townhome Improvement have been submitted to and approved in writing by the Architectural Review Committee.”

When the CGTA ARC determines that the above paragraph has been violated, the CGTA ARC will notify the Board to invoke sections 8.1 and/or 8.2 of the CC&R to start proceedings against the homeowner.

The CGTA ARC will not accept an application from an owner when the owner is currently in violation of section 5.1 of the CC&R.