

# **Lafayette Oaks Homes Association (LOHA)**

## **Architectural Control Committee**

### **FAQs**

*Last updated: March 7, 2022*

Below you will find answers to questions and helpful information commonly asked of the LOHA ACC.

#### **What is the ACC?**

The Architectural Control Committee (ACC) is a standing LOHA committee responsible for reviewing, approving or denying plans for most home changes, additions or new construction within Lafayette Oaks. The LOHA ACC plays an important role in maintaining our community's character and aesthetic community-wide-standards. It is currently composed of six volunteer members, one of which is a board member.

#### **Who are the current ACC members?**

ACC members are selected by LOHA based on the recommendation of the ACC Board Chair. Current ACC board members are:

Rick Jernigan is a LOHA Director and ACC Board Chair

Gail Roberts – Resident

Fred Villacampa – Resident

Mark Landreth - Resident

Mark Winger- Resident

Brandon Phillips- Resident

#### **When should architectural plans be submitted for ACC review ?**

Most new construction, renovation, additions must be approved by the ACC before work is started. Examples of plans that must be submitted include, but not limited to:

- Exterior renovations to the home such as room additions
- New fencing
- New home construction (Article 11)
- Structural changes that may affect the home appearance
- Driveway(s) (Article 16)
- Walkway(s) (Article 16)
- Water supply (Article 18)
- Mailboxes (Article 22)
- Signs (Article 23)
- Temporary structures (Article 9)
- Shed or Outbuilding 100 square feet or less
- Shed or Outbuilding over 100 square feet

### **What type of construction does NOT require ACC approval?**

- Roof replacement
- Interior or exterior painting
- Interior remodeling
- Replacement of existing fence with similar type of fence
- Planting or removal of shrubs, trees, etc. as long as it does not interfere with the right-of-way drainage
- Solar panels approved by the county

*When in doubt, it is always a good idea to contact the ACC to insure that the work can be started and to avoid potential issues.*

### **How do I contact the ACC to review a request?**

Fill out the official ACC Request Form and attach your plans.  
Questions and/or comments may be directed to the ACC chair at  
[ACC@LafayetteOaksTLH.com](mailto:ACC@LafayetteOaksTLH.com)

### **Can the ACC decision be appealed?**

Yes, any decision by the ACC may be appealed to the Board of Directors by any Member of the Association within (30) days of receipt of the written decision of the ACC. The appeal, including the reasoning for the appeal, should be submitted in writing to the LOHA President for consideration via email at [president@lafayetteoakstlh.com](mailto:president@lafayetteoakstlh.com) or in person at the next regularly scheduled LOHA board meeting.

### **What happens if ACC approval is not requested or if denied, the planned architectural changes are started/completed?**

The LOHA covenants and restrictions allow the LOHA Board of Directors to file legal action to force the stoppage, demolition and/or removal of the not-approved architectural change. This action would include the legal fees incurred by the BOD.

### **What were some key 2021 changes to the ACC article of the LOHA Covenants?**

- One Shed or Outbuilding may be permitted with approval from the ACC.
- Appeal of ACC Decisions to the BOD

### **FAQ for Pools**

- For safety purposes, pools being built near large live oaks trees have to be inspected and approved by the county.
- Pools must be approved by the ACC before installation
- Pools must be permitted by the county