

Vistoso Community Association
Current Design Guideline Administrative Details

With noticeable increase in association community renovations, the Vistoso Community Association (VCA) wanted to provide insight on the purpose and process behind the VCA Design Guidelines. Basically, the Guideline document is driven by the CC&R's. The purpose of the Design Guidelines is to ensure compliance to the overall cohesiveness and aesthetics of the Vistoso Community Association Master Plan**. The Design Guidelines document can be found on the VCA website: www.ranchovistosohoa.com, under the Helpful Documents tab. Also available on the website is the Architectural Request Change Form, which is located under the Resident Information tab that lists VCA Forms.

As mentioned, before any proposed project start date, a completed Architectural Request Change Form needs to be submitted to VCA's First Service Residential (FSR) management company for review and approval. The completed form should contain a comprehensive detailed plan, including a site map, type of building/renovation materials, drawings, and dimensions. Any omission of information may cause delay in the administrative process and approval of the project.

The FSR staff can approve and help expedite your request, on behalf of the Architectural/Landscape Review Committee (ALRC), if the submittal meets the VCA Design Guideline requirements. If modifications are requested beyond the basic Design Guideline review, the request will be forwarded to the ARLC for review, which meets the 2nd Wednesday of the month, delaying the approval process.

The Design Guideline terms may appear somewhat confusing, but they are not ambiguous. All terms are specific to what is allowed and not allowed. Other sections in the Guidelines specifically state what is required, approved or prohibited – e.g., wall height limitations, specific association paint palette, association plant list, and lighting types and code compliance.

The Design Guidelines are subject to change in accordance with state laws, city regulations and current design trends. The design guidelines are reviewed periodically by the current management staff, and the ALRC to ensure the guidelines meet current standards. When guideline revisions are proposed, they are sent to the VCA Board for their consideration, approval and adoption.

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Sub-Associations have their own set of design guidelines. The sub association document must mirror the Master association guidelines, but may be more restrictive in compliance.