Spring Valley Lake Association
13325 Spring Valley Parkway
7001 SVL Box
Spring Valley Lake, CA 92395-5107

	Date	Emp. Initials
Date Received		
1st. AC Mtng. Date		
2nd AC Mtng. Date		
Resubmit Date		

Make an appointment by emailing code@svla.com or by calling the Association Office.

ARCHITECTURAL PROJECT APPLICATION

Do not start any work without prior Architectural Committee approval.

☞ **BE ADVISED -** FAILURE TO COMPLETE A PROJECT WITHIN THE TIME LIMIT INDICATED ON YOUR APPROVAL LETTER MAY RESULT IN AN IMMEDIATE CITATION.

Tract/Lot_____ Project Address_____

Property Owner's Name_____

Property Owner's Mailing Address_____

Phone (_____)_____ Email _____

Contractor's Name_____ Phone (_____)_____

Contractor's Email _____

Variance Requested[1]: ☐ Yes ☐ No Number of Variance Form(s) attached: ☐

Please Check Type of Project:

☐ New House ☐ Fence ☐ Landscape ☐ Other_____

Have you attached all required items?

Describe Project:_____

_____

_____

_____

_____

Fee: Check #_____ Amount $_____ Recv'd. By _____

[1] Each Variance request requires a separate application and fee.

Section 2.17 - Local Governmental Agency Approval: Any approval by the Architectural Committee shall not relieve the owner from obtaining the prior consent and approval, when necessary, of the appropriate department or commission of the County of San Bernardino - Town of Apple Valley.

- **Architectural Liaison will review applications by APPOINTMENT ONLY**

The undersigned acknowledges the conditions on the attached form. (Form #AC101)

Property Owner's Signature_____ Date_____

☐ **OK to communicate with contractor regarding this project**

ACCOUNT NUMBER _____ SAMPLE(S) REC. _____ REQ FOR REFUND_____

For Architectural Committee Use Only

Comments, Conditions and/or Corrections and reason for denial or conditions if not approved.

Denied/Date: _____

_____
Architectural Committee Chairperson's Signature

Approved/Date: _____

_____ / _____
Arch. Committee Chairperson's Signature Arch. Committee Member Signature

Recommendation/Date: _____

_____ / _____
Arch. Committee Chairperson's Signature Arch. Committee Member Signature

First Committee Review Date: _____

Second Committee Review Date: _____

BOD Sub Committee Review Date: _____

(Effective 11/2026)

Form# AC100

SPRING VALLEY LAKE ASSOCIATION ARCHITECTURAL CONDITIONS

Memorandum of Understanding

Please read carefully and initial where indicated prior to construction.

1. All exterior improvements require prior written approval from the Architectural Committee. _____
2. No architectural approval may be granted, nor may any work begin on the property until legal ownership of lot is secured and the SVLA is notified of the change by the escrow agent.
3. One set of plans and one digital set are required from owner along with the deposit established in the current fee schedule before the Architectural Committee will consider the project. The owner is responsible for identifying items on the plans to coincide with the Architectural Plan Checklist (Form #AC200). Plans must be of professional quality, preferably by a licensed architect. They must include names and addresses of owner. All handwritten notes prior to the submittal of plans are to be initialed by owner or contractor. The Architectural Committee has the final voice in any decision regarding adequacy of plans. Any SVLA inspection fees are the owners responsibility and will be pulled from the deposit in the case of a cancelation.
4. After final inspection, a separate application and fee must be submitted for any additional exterior improvements.
5. Project approvals and deposits are transferable upon change of property ownership. Refundable portions of the deposit will be returned upon satisfactory final inspection of the project to the owner of record at that time. Deposits are to be transferred in escrow and will run with the land._____
6. Any deviation, addition or deletion to the original plans approved by the Architectural Committee must be re-submitted for approval prior to implementation. The request is subject to a fee established by the current fee schedule (Form #AC300) and approval must be in written form. _____
7. No accessory building except portable restrooms shall be placed on lot unless such building is used only as a temporary construction shelter and has been approved in writing by the Architectural Committee. No such temporary shelter shall be used at any time as a dwelling place.
8. Prior to commencement of construction of a home, the property owner agrees to install and maintain a trash enclosure and portable restroom facility on the job site. The owner agrees that Spring Valley Lake Association personnel may enter the job site for the purpose of cleaning up debris that is not contained and charge a reasonable fee for the clean-up (Form #AC300). Clean up charges, as well as any fines levied by the SVLA Board of Directors for infractions relating to construction, will be deducted from the deposit._____
9. "For Sale" signs are to be removed within fourteen (14) days after close of escrow. Construction signs are to be removed within fourteen (14) days of final inspection, except homes which are for sale.
10. All construction must be diligently pursued. Approved projects must be completed within the timetables established in the current fee and deadline schedule (Form #AC300). Failure to complete the project within the specified timeframe and call for appropriate inspections will result in the forfeiture of the deposit refund and/or a fine unless an extension is requested in writing and approved prior to the expiration date. Failure to commence any project within its respective timeframe will void the approval. Only the refundable portion of the deposit will then be returned. To cancel project, complete the SVLA Architectural Cancellation Request form and return approved stamped plan for refund, less the cancellation fee established in the current fee schedule (Form #AC300). _____
11. Owner is responsible for requesting phase inspections on houses, docks, walls, and additions in accordance with current inspection requirements (Section 2.15)._____
12. Approved plans not picked up within thirty (30) days after approval will be discarded.
13. No approval by the Spring Valley Lake Architectural Committee and/or the Spring Valley Lake Association regarding the placement and use of any dock hereunder shall be deemed either specifically or by implication, a determination that such placement and/or use is safe and free from danger to the said dock or to any person or persons. All docks placed or used on Spring Valley Lake are so placed and used at the sole risk of the owner thereof.
14. Applicant(s) agree to hold Spring Valley Lake Association and/or the Architectural Committee harmless from and to indemnify same against any and all claims made as a result of an industrial, construction or other accident or injury occurring from or incidental to said work. Should it become necessary for purposes of defending any claims or demands arising out of the subject matter with respect to enforcing this agreement, or should Spring Valley Lake Association incur any expenses or become obligated to pay any attorney's fee or court costs, the undersigned agrees to reimburse Spring Valley Lake Association for said expenses._____
15. All of SVLA's Architectural Policies must be complied with. A copy of the Architectural Policies booklet will be provided by the Architectural staff upon request for the appropriate fee.
16. The setbacks established by the CC&R's as indicated on the maps available in the Association Office are believed to be accurate but are not final until validated by the Architectural Committee. The SVLA bears no responsibility for property boundaries._____

ARCHITECTURAL PLAN SUBMITTAL
Check Off List

The individual submitting a project is responsible for ensuring the items listed below are indicated with the corresponding number circled in red on all plans. The preferred scale for plans is 1" = 10'. When in doubt, please contact the Architectural Department.

- Project approval by the Architectural Committee does not relieve the property owner of any responsibility to obtain consent and/or approval from San Bernardino County or the Town of Apple Valley, where applicable. (Architectural Guidelines 2.17)
- Upon review by the Architectural Committee, results of project reviews will be mailed to property owners or made available in the Association office for pick up, if requested. Telephone/verbal results will not be given.
- All approved projects are assigned a time limit for completion which will be indicated on the project approval letter. It is the property owner's responsibility to notify the Association when projects are completed.
- All projects must include a detailed drawing that illustrates the project in relation to the house.

HOUSE

1. (2) complete set of plans North Point
2. Lot and Tract Numbers on house plans
3. Setbacks (4 sides)
4. Grading plan (if required)
5. Landscaping plan (include rear landscaping for lake And golf course lots) must be 30% greenery

* 6. Driveways (must be stamped, colored, or textured)

7. Square footage of house
8. Location of FAU and A/C (outside slab)
9. Elevations

*10. Exterior materials and colors (Garage door color must be specified and consistent with structure)

*11. Roof material

12. Roof height (maximum 29.6')
13. Roof eves/overhangs (maximum 24")
14. Location of exterior lighting
16. Pools, walls, gazebos, etc.
17. Dock/Sea wall specifications
18. Plot plan, including all overhangs and projections (footprint)
19. Equestrian fence (if required)
20. Any changes to blueprints must be initialed by PO or contractor

SWIMMING POOL, SPA

1. Plot plan (drawn to scale)
2. Setbacks
3. Lot dimensions
4. Equipment location

WALL, FENCE

1. Plot plan drawn to scale in relation to house
2. Fence height and length
3. Fence material
4. Gate height and length
5. Gate material and screening

* 6. Color scheme

7. Setbacks
8. Lot dimensions

LANDSCAPING, OTHER IMPROVEMENTS

1. Plot plan drawn to scale in relation to the house and street
2. Show all materials existing and new
3. Include lot dimensions and setbacks

* 4. Any color changes

* 5. Samples (rocks, trees, plants minimum of 30% greenery required for front yard)

PATIO, SHED, ROOM ADDITION, GARAGE

1. Plot plan (include concrete slab and projections)
2. Setbacks
3. Square footage of enclosure
4. Elevations

* 5. Exterior materials and colors

6. Roof materials and colors
7. Roof height

*** = Must include the color name and/or design sample**

DEADLINE

The Architectural Committee meets twice per month. The deadline for project submittal is the Friday before the scheduled meeting.

DEPOSIT

If a deposit is provided, the property owner must notify the Association once the project is complete to begin the deposit return process. Once notification of completion is received, a final inspection will be scheduled and if all requirements of the original project approval are met, a refund for the appropriate amount will be furnished within 15-20 business days.

ARCHITECTURAL DEPOSITS, FEES & COMPLETION TIME LIMITS

DEPOSITS	Deposit	Refund	Time Limit	Net Cost	Cancellation Fee
Residential Projects					
New Houses	$5,000.00	$1,050.00	12 Months	$300.00	$65.00
Building Inspector Fees				$390.00	
Phase 1 Setback Review		$3,260.00			
Room Additions, Garages	$1,000.00	$690.00	9 Months	$180.00	$65.00
Building Inspector Fees				$65.00	
Docks, Decks, Pools, In-ground spas	$500.00	$425.00	6 Months	$65.00	$30.00
Improvements: Fences, Sheds, Patios, Gazebos, Horse Corrals & Shelters, Reroofing, Portable Spas	$100.00	$60.00	6 Months	$0.00	$30.00
Temp. Const. Fence (sec. 7.2, 7.5.1)7.12	$100.00	$60.00	NA	$40.00	$30.00
Vessel Lift	$100.00	$60.00	6 Months	$40.00	$30.00
Landscaping, Paint, Window, Concrete, etc.	$35.00	$0.00	6 Months	$35.00	$30.00
Commercial Projects					
Commercial Properties	.25/Sq.ft.	70%	12 Months	Variable	N/A
Multiple Units (Per Unit)	1000.00	$700.00	12 Months	$300.00	$65.00
Model Homes (Permits)	500.00	$350.00	24 Months	$150.00	$65.00

FEES

Variance	$75.00	0.00	NA	$75.00	0.00

Project Extension Fees

Multiple Units, New Houses	$65.00 for 30 Days - 4 Ext. Maximum* (Form #AC103)
All Other Improvements	$65.00 for 30 Days - 4Ext. Maximum* (Form #AC103)

*On request with an update 2 free extensions can be requested if project is not in response to a violation. After that time frame has elapsed an extension will need to be paid for if there is no deposit or the deposit will be removed from existing deposits. After the maximum number of extensions have been granted and expired without project completion, the refund shall be forfeited and a citation issued. Such forfeitures do not excuse further delays in project completion.

Dumpsters

Failure to comply with Section 3.3.8 (2.11) $100.00 per hour plus any equipment cost and dumping fees. This fee is in addition to any citation fees.

NO DEPOSITS

The following types of architectural projects do not require deposits or cancelation fees:

Maintenance returning the home to previously approved condition

Modifications or Deviations to Approval Plans

Form #AC102

Deposit Refunds

All applicable deposit refunds are paid to the owner of the property at the time of the project's final satisfactory inspection and approval. All refunds will be processed and mailed within 45 days from the date of that final inspection. Fines incurred during construction will be deducted from the refund (per Section 2.6).2.12

Cancellation Fee

A cancellation fee of $65 or $30 (depending on the project) of the deposit shall be retained by the Association when approved projects are cancelled. Projects that have been started cannot be cancelled and will need approved modifications to the approved plans with their new end plan. Property owners must complete the SVLA Architectural Cancellation Request form when cancelling.

EXAMPLE PLAN

FRONT YARD LANDSCAPING

Scale = 1 square =1 feet (or 2 feets)

Property owner name: _____

Adress: _____

Telephone # : _____

