

# **MAUI LANI COMMUNITY ASSOCIATION DESIGN REVIEW COMMITTEE (DRC)**

## **Review Rules and Regulations**

**2010 (Revised 3-02-17)**

1. As much as practical, meetings of the Design Review Committee (DRC) shall be held twice a month. If there is no quorum or no significant plan submittals are pending, the meetings may be postponed or rescheduled.
2. For small, partial reviews, DRC members may elect to review submittals without a meeting and provide written comments or approval.
3. Each DRC member shall be responsible for procuring the plan information required for the review and shall be responsible for providing comments in a timely manner to avoid unnecessary delays for the applicant.
4. All approvals or disapprovals shall require the consensus of not less than 50% of the DRC members, except as noted in number two (2).
5. The designated Association DRC facilitator shall memorialize all comments, conditions, or approvals determined by the DRC in a letter to the Unit Owner. A response shall be provided within 20 business days of receipt of a complete submittal. A response may be an approval, disapproval, or notification that a quorum was not established for the review and that the review period is being extended. If an extended review period expires without the approval or disapproval of DRC, then a designated agent for the DRC, with the expert advice of an architectural consultant or DRC member, may prepare a disapproval or approval letter to the Unit Owner.
6. In order to promote the comprehensive submittal of plans and to cover the cost of architectural and engineering consultants, including site inspections, the following fees for application and plan submittal as well as the fees for "After the Fact" application fees have been adopted:

	<b><u>Application Fees</u></b>	<b><u>"After the Fact" Fees</u></b>
New Home	\$ 1000.00	\$1500.00
Addition or Renovation	\$ 650.00	\$ 975.00
Pool, Wall, Trellis	\$ 250.00	\$ 375.00
Landscaping, etc.	\$ 150.00	\$ 225.00
Minor Revisions	\$ 75.00	\$ 112.50
Solar Inspection	\$ 50.00	

7. Minor submittals such as color review, mailbox designs, cable and solar installations etc. may be exempt from fees at the discretion of the DRC.
8. A Member of the DRC and Association staff shall conduct on-site inspections at the following three stages: 1. staking, 2. rough framing, and 3. final.
9. It shall be the property owner's responsibility to notify the DRC when the property is ready for inspections. Failure to do so will result in a \$100.00 fine for each occurrence.
10. Money held by the Association as security for damage, performance and compliance during construction shall not be released until certification of condition of common areas and that the applicant has met all Association rules, regulations, and Design Guidelines.
11. The DRC Review Rules & Regulations are subject to change at any time; however, they will be reviewed annually in the last quarter.
12. The DRC shall advise all property Owners of the above conditions by providing a copy of this policy to all property owners submitting plans for review.