

Architectural Improvement Approval Process

Homeowners must submit an [Architectural Improvement Request Form](#) prior to commencement of construction or installation of any improvement as defined below:

CC&R Section 3.3 defines Improvement projects to include, without limitation, the construction, installation, alteration or remodeling of buildings, walls, fences, grading, antennas, utility lines, or any structure of any kind above or below ground level.

[Morgan Ranch CC&R's](#)

Examples of Specific Projects Needing Approval:

New roofing if changing color or shingle style or material.

Exterior house painting if changing color.

Fence construction or modification of design – no front yard fence of any kind.

Deck or patio construction, addition, or modification.

Awnings, Gazebos or pergola type structures.

Swimming pools

Landscaping projects that include more than 100 sq ft of non-vegetative material (i.e., concrete extension of driveway, paver patio, etc.)

Projects Not Needing Approval:

Tree Removal – Committee defers this decision to the City of GV – contact them to ask for a permit.

Solar – all solar panels are approved per the Company's recommendation to the homeowner.

Planting – Adding/removing/modifying plants.

Repairs – No approval needed if repairing with same materials, color, and design.

The above list is not all-inclusive. If you have a question regarding your project, just ask the Committee by sending an email to morganranchgvacc@gmail.com