



**The following fees are due with this Application:**

**Minor Changes:** Review Fee: \$200 & Deposit fee: \$100

**Major Changes:** Review Fee: \$600

Homeowner Deposit: \$500

Contractor Deposit: \$500

*\*Separate checks made payable to the I'On Assembly. \**

**IDC Permit** \_\_\_\_\_

## Landscape Changes to Property / Review Application

Please indicate which landscape change review is appropriate for your application request.

\_\_\_\_\_ **Minor Landscape change** (2 listed minor change items per application maximum)

Examples: **1.** Screening trash/recycle bins with a fencing screen not matching an existing fence on the property or screening with evergreen hedge plants not on the pre-approved hedge screen list. **2.** Installation of a propane tank and/or generator. **3.** Adding or replacing a few plants in a small area of the yard. **4.** Installing pervious hardscape and/or unapproved plant material to Right-of way strip (See pre-approved plant list for Right-of -way). **5.** Small pervious hardscape change such as path or patio/driveway extension. **6.** For removing tree(s) of any type that have a 6" DBH or greater. Mitigation may be required. *The IDC strongly suggests that a certified arborist report be submitted for diseased, damaged and/or weakened tree(s) with this application.*

\_\_\_\_\_ **Major Landscape change(s)**

**1.** Landscape plans with significant and/or several changes to plant material and/or hardscape. **2.** Requests proposing to install or enlarge a landscape structure such as a deck, impervious patio, trellis, arbor, pergola, large outdoor masonry fireplaces, outdoor kitchens, fence, masonry wall or ADA wheelchair ramp, etc.

*One hardcopy of the complete application package must be delivered to the IDC office for IDC review. It is the homeowner's responsibility to gather, print & supply the application requirements and to deliver the complete application package to the IDC office for IDC review. Also, email the complete application in PDF format in one email for digital filing purposes.*

Date: \_\_\_\_\_

Address: \_\_\_\_\_ Lot Number: \_\_\_\_\_

**Owner(s):** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Designer:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Person Submitting Application:** \_\_\_\_\_ Owner \_\_\_\_\_ Designer \_\_\_\_\_ Contractor

List proposed change(s) and explain reasons for change:

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**Application Requirements:** Please refer to the appropriate Landscape application checklist for the application you are submitting and the individual checklists for any other items you may be incorporating in your Landscape Changes but not found on the Major or Minor landscape checklists. Each checklist provides a list of submittal requirements that you will need to include in the application package for an IDC review. If you have several changes on one application, please note that there will be some overlapping between individual checklists. The checklists can be found on [www.loncommunity.com](http://www.loncommunity.com) under the IDC tab.

**Note:** Complete hardcopy applications must be submitted by noon on Tuesday prior to an IDC meeting. The complete application should also be e-mailed in PDF format in one email to [idc\\_ion@ravenelassociates.com](mailto:idc_ion@ravenelassociates.com) for digital filing.

**Product & Material Specifications:** Fill out the information pertaining to your request.

| <b><u>Exterior Element</u></b> | <b><u>Color/Stain</u></b> | <b><u>Manufacturer/Description/Specifications</u></b> |
|--------------------------------|---------------------------|-------------------------------------------------------|
| Brick                          | <hr/>                     | <hr/>                                                 |
| Pavers                         | <hr/>                     | <hr/>                                                 |
| Stucco                         | <hr/>                     | <hr/>                                                 |
| Fence material                 | <hr/>                     | <hr/>                                                 |
| Gate material                  | <hr/>                     | <hr/>                                                 |
| Artificial turf                | <hr/>                     | <hr/>                                                 |
| Gutters                        | <hr/>                     | <hr/>                                                 |
| Landscape lights               | <hr/>                     | <hr/>                                                 |
| Deck material                  | <hr/>                     | <hr/>                                                 |
| Trellis/Pergola material       | <hr/>                     | <hr/>                                                 |
| ADA ramp material              | <hr/>                     | <hr/>                                                 |

The IDC approves architectural aesthetics only. IDC approval is not permission to build.  
A building permit from the TOMP and approval in writing from the IDC are both needed to  
build/install/enclose any structure on your property.

**Important IDC information**

- 1) IDC meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month unless otherwise noted.
- 2) The IDC has 30 days, from the date that a complete application was submitted, to notify you of their decision.
- 3) IDC approval is valid for 6 months. If an approved project is not started within 6 months from approval date, the approval expires. If an application is reviewed but not approved with additional items requested to be submitted and those items are not submitted within 6 months, the application expires.
- 4) Once an application or an approval expires, a new application and fees must be submitted to move forward with the proposed project.
- 5) Approved projects must be completed within 12 months from the initial approval date.

# Homeowner Acknowledgments

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Please initial each statement below.

## **\_\_\_\_ Design Guidelines & Review Requirements**

I acknowledge that I have read through and reviewed the applicable I'On Design Guidelines, I'On Tree Policy, application requirements, and review procedures and agree to comply with them throughout this project.

## **\_\_\_\_ Permits & Approvals**

I acknowledge that IDC approval is for architectural and design review only and does not replace permits, approvals, or inspections required by the Town of Mount Pleasant or other authorities. No work may begin until all required approvals have been obtained.

## **\_\_\_\_ Owner Responsibility**

I acknowledge that I am responsible for ensuring that my contractors, subcontractors, designers, and other representatives comply with approved plans, construction hours, site maintenance requirements, and applicable IDC requirements.

## **\_\_\_\_ Approved Plans & Design Changes**

I acknowledge that all work must be completed in accordance with the plans approved by the IDC. Any proposed changes to an approved design must be submitted to the IDC using the Change to Approved Design Application and approved before the changes are implemented.

## **\_\_\_\_ Project Timeline Requirements**

I acknowledge that approved projects must begin within six (6) months of approval and be completed within twelve (12) months of approval unless otherwise authorized by the IDC.

## **\_\_\_\_ Tree Removal & Mitigation Requirements**

I acknowledge that prior written IDC approval is required before removing any tree subject to the [I'On Tree Policy](#). If a tree is removed without IDC authorization, this is a violation of the covenants. The violation will go through the Covenants Committee for the unauthorized removal. The minimum amount of the imposed fine for the unauthorized cutting down of a tree(s) is **\$5,000** per tree.

## **\_\_\_\_ Completion Deposit Requirements**

I acknowledge that any required Completion Deposit is refundable only if the project is completed in accordance with IDC-approved plans, completed within the required timeframe, and receives Final Inspection Approval. I further acknowledge that I must request a Final Inspection within ninety (90) days of project completion and that failure to do so may result in forfeiture of all or a portion of the Completion Deposit.

## Additional Information

The acknowledgments above summarize key homeowner responsibilities associated with the IDC review and approval process. Complete information regarding the I'On Design Committee, Design Guidelines, policies and procedures, application forms, Tree Policy, Construction Completion Deposit Policy, permit process, review process, and other project requirements can be found on the I'On website under the I'On Design Committee section: <https://ioncommunity.com/>. Homeowners are encouraged to review these materials before submitting an application and throughout the duration of their project.

## Homeowner Certification

By signing below, I certify that I have reviewed and initialed each acknowledgment above, that the information submitted with this application is true and complete to the best of my knowledge, and that I agree to comply with all applicable I'On Architectural Design Guidelines/Standards, I'On CC&Rs, application requirements, and conditions of approval for this project. I further acknowledge that I have been directed to the I'On Design Committee resources and the I'On Tree Policy available on the I'On website for complete policy and procedural information.

**Important:** Work performed without required approval, work that differs from approved plans, unauthorized tree removal, or failure to satisfy final inspection requirements may result in fines, deposit forfeiture, corrective action, or other remedies available under the I'On governing documents and applicable policies.

Owner Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Date: \_\_\_\_\_