The following fees are due with this Application:
Review Fees: $800
Completion Deposit: $1,000
Contractor Deposit: $1,000
Make checks payable to the I'On Assembly.
Note: Incomplete submittals will not be reviewed.

IDC Permit _____

Structural Changes less than 625 sq. ft. / Review Application

*** See application checklists for required submittal items. ***

Examples: 1. Solar panel requests 2. Attached additions & detached outbuildings such as garages, carports, porches, sheds, ADU's, sunrooms, etc. 3. Porch and/or carport enclosures. 4. Pools, pool houses, cabanas, or pavilions, etc. 5. Structural design changes on a façade(s) involving removing, adding, moving, or a size change of doors and/or several windows, porch design change, etc.
Note: A landscape plan is required for structural changes such as additions, detached outbuildings, an ADU, pools, and/or enclosures.

One hard copy 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 a 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:

_____

_____

_____

_____

_____

_____

_____

Application Requirements: Please refer to the Structural Change application checklists and any of the individual checklists for other items included in your Structural Change application but not found on the Structural Change checklist. Each application checklist has a list of items that must be included in the application package for an IDC review. If you have several changes/items on one application, please note that there will be some overlapping between the checklists.

Landscape plans are required with structural changes such as attached additions, detached outbuildings, an ADU, pools, cabanas, etc. Please refer to the Landscape application checklist for the landscaping submittal requirements. The checklists can be found on www.loncommunity.com under the IDC tab.

Material and/or Product Changes

Fill out the information pertaining to your request.

Element	Existing Material	Proposed New Material
Foundation	_____	_____
Siding/Stucco	_____	_____
Exterior Trim	_____	_____
Shutters	_____	_____
Windows	_____	_____
Main entry door	_____	_____
Garage door color	_____	_____
Other entry door	_____	_____
Roofing	_____	_____
Gutters	_____	_____
Exterior Lighting	_____	_____
Brick	_____	_____
Pavers	_____	_____
Fence material	_____	_____
Fence color	_____	_____
Gate material	_____	_____
Masonry wall	_____	_____
Artificial turf	_____	_____
Landscape lights	_____	_____
Deck material	_____	_____
Trellis/Pergola	_____	_____

Important IDC information.

1) *IDC meetings are held the 1st and 3rd 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.*

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.

Homeowner Acknowledgments

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: _____