

# **QUESTIONS ASKED ABOUT ARCHITECTURAL CONTROL COMMITTEE (ACC) PROCEDURES**

## **WHAT IS THE PURPOSE OF THE COMMITTEE?**

The purpose of the committee is to maintain property values by protecting the environmental and architectural integrity of the Subdivision in accordance with the provisions of the Declaration. Most covenants state that no building, structure or improvement of any character shall be erected, placed, added to or altered on any lot until the building plans, specifications and a site plan showing the location of the proposed structure or structures have been submitted to and approved by Architectural Control Committee for the Association as being in compliance with the restrictions as to use, quality of workmanship and materials, nature of materials, harmony of external design and colors with existing and proposed structures, and location of improvements with respect to topography, finished grade elevation, lot boundary lines and building lines, and within the scheme and design of Declarant.

## **WHAT ACTION IS REQUIRED OF OWNER(S)?**

Prior to making any change or improvement, any owner planning to change or add to the existing structures on a lot must submit a request in writing to the ACC stating the details of the intended change, improvement or need for variance and attaching samples or plans to more clearly describe the projected change or addition. If any change, improvement or action in variance from the Declaration is taken prior to written approval of the ACC, the Association has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property. It is strongly suggested that for any major improvement, neighbors are advised of the plans.

## **WHAT TYPES OF ITEMS REQUIRE WRITTEN APPROVAL?**

Some examples of improvements/alterations requiring written approval from the ACC include (refer to the Declaration for other details):

- |                               |                                 |
|-------------------------------|---------------------------------|
| * Antennae                    | * Satellite Dish                |
| * Playscapes                  | * Fences and walls              |
| * Solar Collectors            | * Storage Building, Patio Cover |
| * Major change in landscaping | * Flagpoles, light fixtures     |
| * Swimming Pools              | * Xeriscaping                   |

## **CAN THE COMMITTEE GRANT VARIANCES FOR CERTAIN DETAILS?**

The Committee is authorized to grant selective variances for things such as location, height, number of Improvements, materials, etc, but the owner must request this variance, giving reasons why it should be granted so that the Committee can make a reasoned decision.

## **WHY DO WE HAVE TO PUT EVERYTHING IN WRITING?**

The formal request and approval process is necessary to assure that every owner's desire to improve his or her property can be given due process without discrimination. It will also provide the owner(s), the Committee and the Association Board with a permanent record of actions taken under the Declaration.

## **WHAT DO WE NEED TO SAY IN THE REQUEST?**

A number of owners have already requested and been granted approval to add improvements to their property by following the procedures outlined in the Declaration of Protective Covenants, but there are some owners who have expressed surprised and consternation about have to "ask permission" to improve their own property. Your subdivision was developed and made subject to a Declaration of Protective Covenants and all owners become obligated to follow the terms of the Declaration when they receive the deed to their property. The simple form on the reverse has been created to make it easier for all owners to submit request for improvements.

**ARCHITECTURAL CONTROL COMMITTEE  
IMPROVEMENT REQUEST FORM  
NORTHWOODS AT AVERY RANCH**

**ASSOCIATION:** Northwoods at Avery Ranch

**DATE:** \_\_\_\_\_

In accordance with the recorded covenants, conditions and restrictions of the association, and in order to protect each individual owner's rights and values, it is required that any owner who is considering improvements of his deeded property to include, but not be limited to patio covers, decks, outside buildings, fencing, building add-ons, etc. submit the following to the Architectural Control Committee prior to initiating work on the planed improvements.

- (1) A completed Improvement Request Form**
- (2) Complete and detailed building plans, material listing and specifications**
- (3) A property site/plot plan showing the location of the proposed improvement**

**FAILURE TO SUBMIT THE REQUESTED ATTACHMENTS (ITEMS 1,2&3) PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT.** If any change is made without approval, the Committee has the right to tell the homeowner to remove the improvement from their property. Any homeowner considering any exterior improvement to their property is urged to review the recorded deed restrictions prior to initial request.

PLEASE PRINT THE FOLLOWING INFORMATION:

Owner Name: \_\_\_\_\_ Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

**NOTE:** Supplying your e-mail address will speed your approval by allowing you to receive electronic notification of request status and authorizes the Architectural Control Committee to use electronic mail for official responses on this request.

Use of Electronic Forms contributes to the maintenance of the environment, and helps to save money by reducing paper. Thank you for being *Green-Aware!* Email originator will be [HOAARC@SmartWebs.net](mailto:HOAARC@SmartWebs.net). Please insure your spam filter will not block this user. Please also do not respond to this address as it is automated.

The Declaration of Covenants, Conditions and Restrictions (the "Deed Restrictions") for the **Northwoods at Avery Ranch** specifies that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee before the improvement begins. To assist in your compliance with this restriction, please complete the following form and submit it with your plans and specifications for the proposed improvement.

**FAILURE TO SUBMIT THIS REQUEST FORM PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT.** If any change is made without approval, the Committee has the right to have the owner remove the improvement from their property. Owners considering any exterior improvement or modification to their property are strongly encouraged to review the recorded deed restrictions prior to initial request.

Briefly describe the improvement which you propose:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Who will do the actual work on this improvement?

Homeowner \_\_\_\_\_ Contractor name & phone# \_\_\_\_\_

Location of improvement (check actual areas that apply)

Front of dwelling     Back of dwelling     Side of dwelling     Roof of dwelling     Garage

