

**Los Verdes Park Unit One**  
**Architecture Committee**  
**Structural Architectural Committee Rules**

**Architect Committee Mission Statement**

The mission of the Architecture Committee is to protect and enhance the value, desirability and attractiveness of the Park.

**Rules: Part I Definition of Terms:**

1. ***Properties:*** "Properties" includes all parcels of real property described in Recital R1," together with all buildings, structures, utilities, common facilities and other improvement and all appurtenances. (Section 1.22, CC&R's)

2. ***Structural Improvement:*** "Improvement" includes, without limitation, the construction, installation, alteration, or remodeling of any buildings, walls, decks, fences, swimming pools, landscape structures, skylights, solar heating equipment, spas, antennas, utility lines, or any structure of any kind. In no event shall the term "improvement" be interpreted to include projects which are restricted to the interior of any Residence. (Section 1.16, CC&R's)

**Part II Duties of the Committee:**

1. To consider written plans and specifications submitted for change or alteration, showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location, to any Residential Parcel or Common Facility or Common Area.." (Section 5.1, CC&R's)

2. To submit to the Board from time to time, recommendations for revisions in the adopted rules and regulations to be known as "Structural Architecture Committee Rules." (Section 5.4, CC&R's)

3. To interpret and implement the provisions set forth in the CC&R's by setting forth the standards and procedures for the review and approval of proposed Improvements and guidelines for architectural design, placement of any work of Improvement or color schemes, exterior finishes and materials and similar features which are recommended for use within the Property. (Section 5.4, CC&R's)

4. To adopt, publish and adhere to Committee procedures and as may be expanded or clarified in Committee rules. (Section 5.5, CC&R's)

5. To submit minutes of each meeting to Board to be filed with the Association records. (Section 5.5, CC&R's)

6. To hold a hearing at which time the applicant is afforded an opportunity to address the committee and other homeowners are given an opportunity to raise specific objections to the proposed improvement. (Section 5.6, CC&R's)

7. To provide for reasonable variances with respect to Article V in order to overcome practical difficulties, avoid unnecessary expense or prevent unnecessary hardships. (Section 5.8, CC&R's)

8. To conduct a yearly review of properties.

**Part III Procedure and Criteria for Architectural Committee Review:**

1. Plans and specifications shall be submitted to the Committee Chairperson as per instruction on the "Application for Proposed Improvements". Applications may be secured from the Committee Chairperson. (Section 5.3, CC&R's)

2. At the next following regular meeting of the Homeowners' Association Board of Directors, the Architectural Committee will announce the date, time and place of the meeting and a list of the proposed Improvements to be discussed. The Board minutes sent to all Homeowners will serve as notice of the meeting as required by Section 5.6 of the CC&R's.

3. The Committee will discuss the proposed Improvements at its next meeting as announced in the Board minutes. The applicant(s) will be given the opportunity to address the Committee and other Homeowners will be given the opportunity to raise specific objections to the proposed Improvement(s). Following the discussion, the Committee will vote to take one of the following actions:

- to "approve" proposed Improvements
- to "approve with conditions"
- to "disapprove" proposed Improvements
- to extend time for review of proposed Improvements

The Homeowner will be notified of the Committee's action in written form. This process will be completed within a forty-five (45) day period from initial receipt of the proposal. If the matter has not been resolved within forty-five (45) days, the request for Improvements will be deemed denied by the Committee. At that time, the homeowner may resubmit the "Application for Proposed Improvements."

4. Following the completion of the Improvements, a Final Inspection "sign off" on the application will be made. The "sign off" will be based on an inspection of the completed Improvement by a quorum of the Committee members to assure all conditions have been met. Finally, the application will be filed in the Association records.

5. The Committee shall *approve* or *approve with conditions*, or *disapprove* applications within forty-five (45) days or receipt of application or application will be deemed automatically disapproved. (Section 5.3, CC&R's)

6. The Committee shall consider any and all proposals for improvements.

**Part V Enforcement:**

The Board may exercise all available legal and equitable remedies to prevent or remove any unauthorized or not approved commencement or construction of improvements on the Properties.

**Part VI Liability:**

Neither the Committee nor any member of the Committee shall be liable to any Owner, or any other party, for any damage, loss or prejudice suffered or claimed on account of approval or disapproval of any plans, drawings, or to the specifications, or the construction or performance of any work, whether or not pursuant to approved plans, drawings or specifications.

Rules and Guidelines approved by the Board of Director of Los Verdes Homeowners' Association Inc.: