

WANDERMERE ESTATES ARC

Architectural Control is covered in Article 9 and Exhibit C of the Wandermere Estates CC&Rs. This document is to clarify the functions of the Architectural Review Committee (ARC).

1. The ARC shall have no less than three (3) members. The committee should have a liaison who is also a member of Wandermere Estates HOA Board of Directors. There must be a minimum of three (3) members who are not simultaneously members of the HOA Board. The members of the ARC are to be approved by the Declarant.
2. The ARC actions are under the purview of the Declarant. At times, ARC approvals may require consultation with the Declarant. Any ARC approvals including a variance from the CC&Rs must be approved by the Declarant.
3. The function of the ARC is to review construction and landscaping plans for new dwellings, and for alterations to existing dwellings and landscaping as described in Article 9.
4. The ARC is also required to monitor construction and landscaping to assure compliance with the approved plan. If compliance is not being met, the ARC will notify the owner/builder of the non-compliance, and a plan for resolution of the issue must be submitted to the ARC within fifteen (15) days if the notification. The plan must include a timely schedule for correction. Failure to comply with this notification shall result in fines of \$100/day. Following ARC approval of the plan, the owner/builder will be required to complete the work project in the time period approved by the ARC. Failure to complete in this fashion shall again be subject to fines at the rate of \$100/day.
5. Upon approval of plans, the ARC shall inform the HOA Board of such approval. Any approval including a variance from the CC&Rs will be specifically detailed in this notification.
6. All notifications from the ARC will be sent by the management company. The notifications will be sent by USPS as well as email if these addresses are available.
7. The ARC shall, if requested, make reasonable efforts to assist the applicant in order to come to an acceptable proposal to submit for approval, as outlined in Article 9.29.