

ARCHITECTURAL CONTROL COMMITTEE CHARTER

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The Architectural Control Committee (ACC) is established as a standing committee by the Covenants, Conditions & Restrictions (CC&Rs) for SunBird Golf Resort. Its members are appointed by the Board of Directors. No person who is a contractor will be presented to the HOA Board of Directors as a member.

The ACC should consist of seven (7) to nine (9) members with two (2) or three (3) alternate members. The Chairperson and Assistant Chairperson will be elected by a majority of the members and approved by the Board. One member from the Board of Directors shall be a voting member of the ACC.

Terms: Members 1 year – March 1 to February 28

Chairpersons 2 years - March 1 to February 28

The CC&Rs state: “The purpose of the Committee shall be to review and evaluate proposals, plans and specifications submitted by Owners for the construction, modification and repair of improvements on or to the Lots, to recommend action to the Board, to investigate possible violations to the Declaration, to carry out decisions of the Board and to take such other action as is authorized by the Board.”

Simple majority of the Committee will constitute a quorum and can act on any appropriate matter before the Committee. The decision of the Committee, as agent for the Board, is final, subject only to appeal to the Board of Directors.

The goals of the ACC are as follows:

- To be responsible for the development of architectural guidelines, subject to Board approval.
- To meet periodically to review and approve or deny all architectural requests submitted by the homeowners. Permits will be issued subject to approval.
- To oversee assigned areas for activity without permits, overgrowth of trees, plants or weeds, completion of modifications, accumulation of trash, lack of lot or exterior house maintenance, etc.
- To publish information relating to the ACC guidelines to all homeowners.
- To maintain an accurate and complete records of all activities.
- To keep accurate minutes of all meetings.
- To make reports to the Board, as required by the Board.