

The purpose of the Architectural Controls Committee (ACC) is to protect and preserve property values by maintaining architectural and aesthetic harmony and compatibility in The Village at Avondale.

The Village at
Avondale

According to The Village at Avondale Home Owners Association Covenants, all exterior architectural changes or additions, exterior color changes, outdoor structures, fencing or landscape alterations must be approved by the ACC.

Role of the Architectural Controls Committee

1. Developing and implementing a submission and review process for Homeowners requests. Decisions must be made within 30 days of request. The request is automatically deemed “approved” if the homeowner is not contacted within that timeframe, provided the request is not in violation of Use Restrictions and Rules set forth in the Home Owners Association Covenants.
2. Reviewing and approving or rejecting homeowners’ plans for changes and additions to any exterior portion of their home or yard, regardless of whether changes or additions are visible from the street.
3. Communicating to the HOA Board all requests upon receipt and decisions when made.
4. Participating in dispute resolution over issues related to decisions made by the ACC at the request of the Board.
5. Developing Design Guidelines for the neighborhood, including but not limited to specifications for exterior house colors and stains, fencing, playground equipment, arbors/pergolas, and landscaping.

Limitations of the Architectural Controls Committee

1. The Architectural Controls Committee does not have the final word on a decision. Should a homeowner disagree with a decision made by the Committee, an appeal can be made to the HOA Board of Directors. The decision of the Board of Directors is final.
2. Should a homeowner proceed with plans that were denied by both the ACC and Board, or denied by the ACC and not appealed to the board, only the Board has authority to enforce the decision and stop construction, levy fines and demand restoration to original condition.
3. The Architectural Controls Committee does not have the authority to approve any request or issue any variance that is in violation to any provision set forth in the Use Restrictions and Rules set forth in the HOA Covenants.
4. The Architectural Controls Committee does not have budget or contract approval authority. All matters related to either expenditures or contracts with outside vendors must have approval of the HOA Board of Directors.

Participation of the Board

Due to the established appeals process, Board Members can participate in ACC meetings, but are not permitted to vote on homeowner applications.

The board has the authority to dismiss ACC members and/or dissolve the committee for reasons including, but not limited to, non-performance, overstepping authority and unacceptable behavior. If the committee is dissolved, the board will take on all activities of the ACC. Decisions by the board are final, and no appeals are permitted.

**The Village at Avondale
Application for Exterior Changes and Additions**

Name

Street Address

Daytime Phone

Evening Phone

E-mail Address

Date of Submission

Planned Start Date

Description of proposed exterior change or structure to be added. (Please include measurements, materials, colors, who will do the work, and anything else associated with the project. For structures and landscape plans, please include a copy of your survey showing all setbacks and easements with the structure/landscape footprint plotted. For paint and stain requests, please include a color sample. Use additional page if necessary.)

The description submitted herein for review reflects the final plans for my project. Should any aspect of these plans change for any reason, I understand I will need additional approvals from the Architectural Controls Committee.

Should I fail to seek and receive additional approvals, I understand I will be in violation of the Covenants and Restrictions of the Village at Avondale, and may be required to alter my project at my own expense to conform to the Architectural Controls Committee specifications. I further understand that the Board of Directors may take punitive actions against me should I proceed with a project that is not approved.

Applicant signature/Date submitted

Received by/Date received

Applicant name – printed

For completion by Architectural Controls Committee only

Date Forwarded to Committee

Approved or Denied

Decision Communicated to Homeowner (By whom/method/date)