

# Resolution

Modifying the Exterior Alteration Application to be submitted to the Architectural Control Committee, and waiving the \$200 fee for projects costing \$5,000 or less.

**WHEREAS**, Article Fifteen, Section 15.1 of the Observation Pointe Covenants, dated January 8, 2007, provides, in pertinent part, that "*Prior to any construction of any improvements on a Lot, the Owner (other than the Declarant) shall submit professionally prepared plans and specifications for the proposed construction to the Architectural Control Committee, in duplicate, with a \$200.00 fee, for approval . . .*" and,

**WHEREAS**, Article Fifteen, Section 15.3 of the Observation Pointe Covenants provides, in pertinent part, that "*The Architectural Control Committee shall have absolute discretion in the approval of plans for dwelling units and to grant variances from these covenants, conditions and restrictions for good cause shown . . .*" and under Article 36(c) has the power to waive minor violations of the requirements of the covenants, and,

**WHEREAS**, many of the Articles and sections of the Observation Pointe Covenants require residents who desire to construct any improvements on a lot, or to make alterations to the exterior shape, color, or appearance of the residence, to seek prior approval from the Architectural Control Committee (ACC) before commencing such construction or alterations by submitting an Exterior Alteration Application, and,

**WHEREAS**, the ACC wishes to encourage all lot owners and residents to seek ACC approval prior to commencing such projects, and,

**WHEREAS**, the ACC finds there is good cause to waive the \$200 application fee and the requirement that plans be professionally prepared and submitted in duplicate for modifications reasonably projected or budgeted to cost \$5,000 or less,

**THEREFORE, BE IT RESOLVED** that the ACC hereinafter waives the \$200 fee associated with plans required to be submitted to the ACC and waives the requirement that such plans be professionally prepared and submitted in duplicate **for projects reasonably projected or budgeted to cost \$5,000 or less**. Projects reasonably projected or budgeted to cost more than \$5,000 will continue to require the owner to submit a \$200 fee to the Architectural Control Committee with professionally prepared plans and specifications, in duplicate, of the proposed construction for approval.

**BE IT FURTHER RESOLVED** that the Exterior Alteration Application (also known as the "ACC Request Form") be revised into three separate forms, as follows:

- Minor Modifications (costing \$5,000 or less)
- Major Modifications (costing more than \$5,000)
- New Home Construction

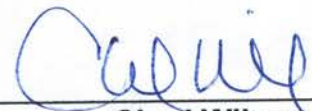
APPROVED this <sup>31<sup>st</sup></sup> <sup>May</sup> day of June, 2016.



Maribeth Hudson  
Member, ACC



Aaron Chern  
Member, ACC



Chad Wilson  
Member, ACC