

SONORAN DESERT WILLOW ESTATES ARCHITECTURAL CONTROL COMMITTEE PROCEDURES

DEFINITIONS

Association

The Sonoran Desert Willows Homeowners Association is herein after known as the Association.

Board

The Board of Directors of the Sonoran Desert Willows Homeowners Association is herein after known as the Board.

Committee

The Architectural Control Committee is herein after known as the Committee.

Community Management Company

The Board retained professional management company that administers the affairs of the Association. Currently: A Different Association Management, LLC.

CC&R's

These are the Covenants, Conditions, and Restrictions binding the Members to the Homeowners Association.

Design Guidelines

These are the architectural guidelines established by the Board.

Hearings and Fines Enforcement Procedures

These are procedures and rules for enforcement and fines of CC&R and other rule violations by members.

Enforcement Procedure

The Sonoran Desert Willows Estates Homeowners Association Enforcement Procedure is herein after known as Enforcement Procedure.

Members

These are the members of the Sonoran Desert Willow Estates Homeowners Association

Organization

The Committee shall consist of three or more homeowners appointed by the Board. The Board shall elect a Chairperson to preside over Committee activities and be responsible for timely responses from the Committee.

Mission

Using the CC&R's and Design Guidelines as a guide, the sole mission of the Committee is to prevent outlandish or extreme architectural or landscape modifications to homes and property within the boundaries of the Association. Through this prevention, the Committee is attempting to ensure stability in home values.

Responsibility

It is the responsibility of the Committee to review all requests from Association Members who wish to make changes to their residences and/or property that are restricted by the CC&R's section 9.2 and Design Guidelines. The Committee shall approve or disapprove all plans, when complete, within fifteen (15) days after receipt by email from the Community Management Company. The Community Manager will also deliver by postal mail or hand deliver all requests under consideration to any Committee Member not possessing email.

The Community Management Company must submit the requests to all members of the Committee in a timely manor. The Community Management Company shall issue an acknowledgement to the association member upon receipt of a complete set of plans or designs.

The Committee shall review in accordance with CCR's section 9.2 and Design Guidelines, all nonconformity, alterations or modifications to structures or property which could be detrimental to the general appearance of the subdivision or properties and to determine action to be taken regarding the approval of, or restoration and / or correction of said discrepancies.

The Committee shall make clear their disapproval decision reasons. These reasons must be based upon on information specified in the CC&R's, Design Guidelines, the mission of the Committee, and any related documents.

Reporting

The Committee shall be represented at the Board meetings when there are open architectural / design modification requests or when specially requested by the Board. The Committee chairperson or designate shall be prepared to report the status on all open cases and decisions to the Board. At the Board meeting, the Committee's schedule of open requests will be reconciled with the community manager's schedule of open requests. The Committee shall carry out required communications with the Board and Community Management Company to bring all cases to a close. The Community Manager shall report the vote for each decided design modification request including who voted and the degree of participation in voting of each member of the Architectural Control Committee, not how they voted.

Enforcement

The Committee has review and decision responsibilities, but **no enforcement responsibility**, as the Hearing and Fines Enforcement Procedures fall to the Board. The Board shall proceed in accordance with the Enforcement Procedures to resolve architectural discrepancies.