

Architectural Review Committee

Motto: “Cooperation, Consistency, Community”

These rules have been derived from, and are in compliance with, the Silver Springs Single Family Covenants, Conditions, and Restrictions(CC&Rs) as recorded with the Summit County Recorder, approved by the membership of the SSSFHOA. [CC&R Article VII, Sec.5]

AUTHORITY

1. The Architectural Committee is composed of three (3) members of the SSSFHOA, appointed by the elected Board of Trustees for terms not to exceed three (3) years. (CC&R Article VII, Sec. 7)
2. The responsibility of the AC is to review all lot improvement plans, including construction, exterior remodeling, additions, fencing, landscaping, color scheme selections, building design, and materials to ensure they are in harmony with the general ambiance of the SSSFHOA. (CC&R Article VII, Sec.2)
3. The AC shall not give consent to the proposed improvement unless, in the opinion of the AC, the improvement is properly designed. The design, contour, materials, shapes, colors, and general harmony of the surrounding landscape, existing structures on the lot and on neighboring lots, should be designed and located so as to minimize the disruption to the natural land forms and vegetative cover. (CC&R Article VII, Sec. 2)
4. The decision of the AC is binding and final on all of the parties affected. At no time will the AC unreasonably restrict or refuse any proposed improvement. (CC&R Article VII, Sec.3]
5. The AC Rules may be amended or repealed by a majority vote of the Board of Trustees. [CC&R Article VII, Sec.5]
6. Neither the AC nor any member thereof may be liable to any owner or third persons for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings and specifications,(b) the construction or performance of any work, or (c) the development of any property within the subdivision. [CC&R Article VII, Sec. 8]
7. A petition may be filed for an appeal or a variance by any member. The AC will review the appeal or variance petition and make a recommendation to the Association Board of Trustees. The Board of Trustees may, by a simple majority vote of its members allow reasonable variances to any of the CC&Rs on such terms and conditions as it shall require.

Duties & Roles

Attend all board meetings.

Know, understand, and uphold all HOA CC&R’s, Architectural Guidelines, Articles, By-Laws, and updates.

Review all requests for association home improvements.

Tour neighborhood to identify upcoming issues.

Deliver forms and notices requesting compliance and adjustments.

File all ARC paperwork and applications. Deliver copy to Board Secretary at Board monthly meeting.

Field phone calls and e-mails about ARC rules.
Organize special HOA functions such as the Annual Picnic and Annual General Meeting..

ARCHITECTURAL RULES

THE SILVER SPRINGS SINGLE FAMILY
HOMEOWNERS ASSOCIATION, INC.
A Corporation Not-for-Profit

A RESOLUTION OF THE ARCHITECTURAL COMMITTEE (AC) ESTABLISHING PROCEDURES FOR THE PROPER APPLICATION OF AC FORMS IN ACCORDANCE WITH CC&Rs and AC RULES

BE IT HEREBY RESOLVED by the Silver Springs Single Family Homeowners Association Architectural Committee (AC)

Section 1. THAT all AC forms and applications be handled in an expeditious manner.

Section 2. THAT all forms and applications must be submitted fully completed and with any applicable compliance deposit or fee(s).

Section 3. THAT all incomplete forms not be reviewed for compliance until properly completed with all applicable deposits and or fees included.

ADOPTED by the Board of Trustees this September 25, 2003.

THE SILVER SPRINGS
SINGLE FAMILY
ARCHITECTURAL COMMITTEE

By: 
Chairman

Section 1. That all AC forms be handled expeditiously includes the monthly report forms for each member contacted, or who makes application. Contacts or applications should each be represented by a monthly ARC Committee Report form. Copies of the ARC committee forms should then be delivered to the Board secretary at each monthly Board meeting.

Accountability and mutual support will help our Board be more productive, informed, and responsible.