

# CHARTER

Sun City Oro Valley Community Association, Inc.

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## **Architectural Review Committee**

(Standing Committee)

Approved by Board of Directors June 11, 2015

### **OBJECTIVES:**

1. Perform committee functions as defined in the Sun City Oro Valley Declaration.
2. Maintain the aesthetic harmony of Sun City Oro Valley in keeping with the desert environment and architectural character of the Sonoran Desert Southwest.
3. Follow the Declaration and Sun City Oro Valley Development Standards as the standards to be used in rendering decisions and developing rules.
4. When deemed necessary inspect residential and commercial properties for completion of alterations, changes and/or additions that have been approved by the Committee.
5. Inspect residential properties to ensure compliance with the Development Standards.
6. Adopt procedural rules and regulations for the performance of committee duties including procedures for the preparation, submission and determination of the application for approvals required by the Declaration, Development Standards or appropriate Tract Declarations.
7. Name a subcommittee every ten years, beginning in 2015, to evaluate the approved house (body) and accessory (trim) and door paint color choices used in the Association as stipulated in the current Development Standards. A not to exceed Light Reflection Value (LRV) of 65 should be used as a guideline when selecting body colors. No more than 35% of the current approved colors should be eliminated. Also within the scope of the subcommittee, would be the review of the color options for Aluminum Patio Covers and Patio Enclosures. This subcommittee would be chaired by a member of the ARC, and be made up of additional members other than those who serve on the ARC. The subcommittee members will be approved by the ARC Committee Chair but not subject to Board approval. All recommendations from this subcommittee will be approved by ARC Committee prior to presentation to the Board for final approval.
8. Identify, along with input from the Neighborhood Pride Committee, changes to the Development Standards that will maintain and continue to update the appearance of the community. Review, approve and make recommendations to the Board for changes to the Sun City Oro Valley Development Standards.

### **ORGANIZATION:**

The President, subject to approval of a majority of the Board, shall designate Co-Chairs of the Committee one of whom will be a Board Member and who will also serve as Committee liaison. The member of the ARC who has served as Vice-Chair during the past year will be given priority consideration for appointment as an ARC Co-Chair.

1. The Co-Chairs shall select the other members of the Committee subject to the approval by the Board.
2. The Committee shall consist of not less than 7 Members with such alternates as the Committee may deem necessary. Members shall have appropriate technical skills and experience when available.
3. A sub-committee, the Architectural Compliance Team (ACT) of at least six (6) members who with the exception of the ACT Chair are not members of the ARC will be approved by both ARC Chairs to perform property inspections. The following approaches will be used for home inspections:
  - A. A courtesy inspection if requested by a homeowner. This inspection will only be given to the homeowner.
  - B. A mandatory re-sale inspection at the time of listing by realtor or for sale by owner.
  - C. Re-inspections every six (6) months if property not yet sold.
  - D. A mandatory re-sale inspection at the time of escrow if the property was not inspected at the time of listing.

E. All re-sale inspections will be recorded and any outstanding, uncorrected violations will be disclosed at the time of escrow. A re-inspection will occur approximately ninety (90) days after the property has closed escrow.

In the event that an inspector determines a home needs painting in its entirety or a driveway needs to be re-coated, a minimum of two (2) additional inspectors must confirm the condition exists.

4. The Committee will meet on a regular basis. All meeting shall be open to the public.
5. In compliance with Bylaws, the Committee will serve at the pleasure of the Board; will observe the term limits for service on the Committee; will keep minutes of its meetings and report on its activities either directly or through a Board member at each regularly scheduled meeting of the Board; provide notice of its meetings to the Membership.

GENERAL:

CHARTER REVIEW: Annually prior to April 1 the Committee will review its Charter and through the Board Liaison report to the Board with recommended changes, if any.

COMMUNITY PRESENTATIONS: When requested by the Board, Committee proposals that require Board approval should be presented to the community prior to the Board action. The Board will provide guidance on the nature of the community presentation.