

Valmont Park Homeowners Association Architectural Control Committee (ACC)

Policy regarding the timely completion of projects approved by the ACC November 1.2007

It is the intent of this policy to:

- Be consistent and conformant with the Declaration of Covenants, Conditions and Restrictions for Valmont Park Division 1 & 2 (CC&Rs) Article VI dated 1210811998.
- Provide formal direction and process for the ACC when reviewing and granting approval of projects as specified in CC&R Section 6.2

Background

Section 6.2 identifies activities that shall not take place on any Lots without the prior approval of the Architectural Control Committee (ACC).

1. Clearing, grading, or removal of native vegetation or stumps,
2. Constructing a building, fence, bulkhead or other structure, or,
3. Addition to, altering the exterior of a building, fence, wall or other structure.

Section 6.6 identifies that the ACC shall act on all applications within thirty (30) days to the date all plans and documents have been submitted to the committee.

Policy

- Approved activities as defined in CC&R Sections 6.2 and 6.6, such as fences, bulkheads or other structure construction, shall be completed within 90 days of starting construction,
- Additional time to complete projects may be granted upon request.
- The ACC may request a status of project completion from the homeowner at or near the end of approved time period.
- The ACC shall provide a copy of this policy to all applicants at time of project approval.

Adopted this _____ day of _____ 2007 by a majority vote of the standing ACC.

Architectural Control Committee Chairperson