

To: WCR1 Homeowners
From: WCR1 HOA Board
Subject: Architectural Review Committee (ARC) Rule

In a prior communication, we informed you that the Board was taking steps to make minor changes to Article IX in our Declarations in order to improve the ARC process. After further review, we have learned that it is not necessary for homeowners to vote on a change to the language. Instead the Board will adopt a new rule for our ARC approval procedure.

The need for this new rule is due to a situation in which a homeowner was given approval for a project, a portion of which violated one of our covenants. Fortunately, it was discovered by the Board prior to work commencing. In this case the homeowner accepted the Board's decision to deny that part of the project which was in violation.

The language in Article IX, Section 9.11 and the current ARC provides that the ARC will make a decision within thirty (30) days after receiving a submission of a homeowner improvement request.

The following rule is being adopted in accordance with Section V of our bylaws:

"The ARC is required to seek Board review prior to approving a homeowner improvement request. The Board will confirm that the request complies with the Association's governing documents. The Board will not be substituting its judgement to the ARC's findings or recommendations in any other regard."

There currently is not an active ARC. The Board is working on forming and activating a new one. We are also in the process of making necessary changes to the ARC Improvement Request Form to expedite and more clearly outline procedures.

Thank you,

Bill McKinney: President
Ken Burgess: Board Member
Chuck Gracey: Board Member
David Pierce: Board member
Tom Whitten: Treasurer

President's Certification:

The undersigned, being the President of the Windmill Creek Reserve Patio Home Association, certifies that the foregoing rule was adopted by the Board of Directors of the Association.

By: 
Bill McKinney, President

Date: 11-20-2020