

AR 2.0 ARCHITECTURAL CONTROL COMMITTEE

2.1 AUTHORITY

- 2.1.1 The ACC shall have authority over the approval or denial of all buildings, structures, or other external improvements or alterations on all lots in Wildlife Meadows.
- 2.1.2 In carrying out its authority, the ACC will act in compliance with all relevant provisions of the WLM ByLaws and Declaration, Protective CCRs and Architectural Design and Review Manual.
- 2.1.3 The ACC will not have authority over the approval or denial of landscaping, landscaping maintenance requirements, or landscaping projects, except for any portions that incorporate building or structural aspects. If issues of jurisdiction or shared jurisdiction arise, they shall be solved through consultation between the ACC Chairperson and the Board President.
- 2.1.4 The ACC shall not have authority to levy fines or other penalties. In any instance in which the ACC believes a building or structure related requirement has been violated, it has the authority to communicate this to the member and may determine a correction and/or a timeline for correction prior to referral to the Board. The ACC also has the authority to make a referral of the case to the Board of Directors, including any documents or other information, and recommendations.
- 2.1.5 The ACC shall have the authority to monitor approved project activities through site visits and communication with involved members. However, any monitoring that involves physical presence of the ACC Chairperson or other ACC member on the member's lot must include pre-visit notice and approval of the member.

2.2 ORGANIZATION AND PROCEDURES

- 2.2.1 The ACC shall determine its members, addition of members, and replacement of members in compliance with Article V 1) MEMBERSHIP OF COMMITTEE of the WLM Declaration, Protective CCRs and Architectural Design and Review Manual.
- 2.2.2 ACC members will designate one member as Chairperson by majority vote.
- 2.2.3 The Chairperson shall be responsible for calling and convening meetings, chairing meetings, serving as Committee contact to the Board, serving as contact for member applications and member communications, and conducting follow-up visits, inspections, and/or other contacts concerning ongoing approved projects. The Chairperson may delegate tasks to other ACC members from time to time as deemed necessary.
- 2.2.4 The Chairperson will be responsible for maintaining all Committee documents and seeing that designated ACC documents are submitted for posting on the HOA website.
- 2.2.5 All votes and decisions of the ACC shall be conducted at an in-person meeting or by electronic means as determined by the Chairperson. However, if any member requests prior to a vote that an in-person meeting be held, the Chairperson shall convene an in-person meeting.
- 2.2.6 All votes, actions, and decisions of the ACC shall be documented and retained by the Chairperson as a Committee document. Any documents related to a member Application shall be attached to the Application for retention.
- 2.2.7 A valid affirmative vote will occur when a quorum exists at a called meeting, whether electronic or in-person, and the affirmative votes are equal to or greater than a majority of the full Committee.

Board Adoption Date: November 15, 2023