



## The Dobson Ranch Architectural Committee **Charter**

(Successor to the Architectural Control Committee, approved July 15, 1998 and recorded August 4, 1998)

Revision 1 from January 31 Workshop

### 1. Purpose

The Dobson Ranch **Architectural Control** Committee, hereby referred to as DRAC serves at the pleasure of the Dobson Association Board of Directors. Committee members will review, on behalf of the Board of Directors, submissions of owners who would like to make changes including: structural design, placement of buildings, landscaping, building materials, color schemes, color ranges and limits, exterior finishes, maintenance and repair of property from public view, including property visible from common areas or other structures from the adjacent or neighboring property.

### 2. Committee Structure

- a. The DRAC shall be comprised of not less than three (3) members and not more than five (5) members appointed by and serving at the pleasure of the Board of Directors. All shall be homeowners and be domiciled in said home.
- b. The Board shall appoint a Board Member to serve as Committee Chair as well as identify an alternate Board Member to serve in the event the appointed Board Member is unavailable.
- c. All appointed committee members will serve a three-year term. The terms of one or two positions shall expire ~~January 1<sup>st</sup>~~ **June** of each year, or as determined by the Board.
- d. DRAC must establish a quorum at a meeting to conduct business. A quorum shall be established when a majority of committee members is present or a minimum of three.
- e. The Chair shall ensure that meeting minutes are recorded for all meetings and these minutes shall be available upon request.

### 3. Committee Functions and Responsibilities

- a. The DRAC will review Member submissions for alterations that include:
  - i. Landscape alterations.
  - ii. Installation of buildings including but not limited to: sheds, enclosed garages, and storage. A shed or storage building shall not be a workshop of any type.
  - iii. Paint selections for homes, buildings and fences per approved colors.
  - iv. Fence repairs and changes.
  - v. All exterior alterations to any home on lots within Dobson Ranch that are visible from any street, common area, or neighboring property/lot.



- b. All decisions of The DRAC approvals shall follow all community governing documents and guidelines.
  - c. The DRAC may not approve any incomplete submissions.
  - d. The DRAC may not approve any portion of a submission that does not conform to the Residential ~~and~~ Architectural Guidelines.
  - e. The DRAC will bring to the Board of Directors any non-compliant architectural changes made to a lot for legal action.
  - f. All DRAC appeals will go to the Board of Directors for a final decision.
4. Committee Guidelines
- a. Any DRAC member or members can be ~~removed~~ **recommended for removal** by a majority vote of the Committee to of the Board of Directors, ~~committee members~~, with final ~~Board~~ approval ~~or~~ by the majority of the Board.
  - b. All DRAC members are allowed to be present during DRAC meetings and appeals including CCR inspectors and the Community Manager or anyone with approval of the President or Board.
  - c. Appeals of Resident's Architectural Review denials are reserved for the Board of Directors in executive session **with affected parties being consulted before a reversal is made**. There shall be a majority of not less than five Board Members present on all appeals.
5. Committee Selection-should be based on any of the following or combination qualifications if so desired by the Board
- a. Exterior Design
  - b. Construction-residential/commercial
  - c. Landscape Design
  - d. Experience on a similar committee
  - e. Ability to make decisions based on the ~~aesthetics~~ **policies and regulations** of Dobson Ranch