

McCormick Ranch Property Owners' Association, Inc.

ARCHITECTURAL CONTROL COMMITTEE CHARTER

I. Purpose

The purpose of the Architectural Control Committee (the "Committee") is to establish guidelines and implement controls for the aesthetics of McCormick Ranch using the Association's authority granted in the McCormick Ranch CC&Rs and Declaration of Restrictions. The Committee oversees elements such as paint colors, building styles, roofing materials, fencing, and landscaping, as well as the compliance process. By maintaining consistency, the Committee ensures that McCormick Ranch retains a cohesive aesthetic, distinguishing it as a unique community rather than a mix of various styles. Guidelines are established for the benefit of the entire Association, setting standards above those typical of non-Planned Community Developments.

II. Organization

The Committee shall consist of three (3) or more members appointed by the Board President, who must be in good standing and reside in McCormick Ranch. The Committee members are recommended, but not required, to have education and/or experience in architecture, site plan review, residential/commercial construction, building management, deed-restricted communities, landscaping, or city code enforcement. Members must have no outstanding assessments or open violations.

A McCormick Ranch Board Member shall be designated as the Committee Chair and report regularly to the Board.

III. Member Requirements

Committee members must be current on all assessments and any maintenance charges assessed pursuant to Article XI, Sections 2 or 3 of the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for McCormick Ranch. Members must have no open and unresolved violations. For the purposes of this requirement, "open" means violations that are visible from neighboring properties, public streets, or common areas, and "unresolved" means that the MRPOA has notified the member of the violation, and the issue has not been corrected within the required timeframe.

IV. Term of Office

Committee members shall serve for one year, with the possibility of reappointment to ensure continuity and retention of knowledge within the Committee.

V. Meetings

The Architectural Control Committee shall meet on the 1st and 3rd Wednesdays of each month at 1:00 PM in the McCormick Ranch Board Room. Meetings are open to members, and the schedule is posted on the Association's website. The Chair may call additional meetings as needed. Minutes of each meeting shall be recorded and shared with the Board of Directors.

VI. Responsibilities

Architectural Design Review

1. Develop and implement architectural design requirements, principles, and practices, recommending changes when appropriate.
2. Develop and maintain a required Architectural Request Form for members to submit requests for architectural modifications and recommend updates to the form as needed.

3. Review and act on all architectural requests submitted by McCormick Ranch members, commercial properties west of Pima, and HOA sub-divisions within 30 days of submittal. The review process includes examining properties and assessing their impact on neighboring homes.
4. Adopt additional criteria or grant extensions or waivers, provided these actions do not conflict with the provisions of the Declaration of Restrictions.
5. Recommend updates to the supplemental architectural criteria outlined in the Restrictions and Architectural Control Criteria Booklet.
6. Serve as the point of contact for members and the Executive Director regarding the Association's CC&Rs and Declaration of Restrictions and interpretations thereof.
7. Provide updates to the Executive Director for publication on the McCormick Ranch website concerning Committee actions and developments related to architectural control.
8. Ensure that decisions made by the Committee are subject to appeal by the McCormick Ranch Property Owners' Association Board of Directors.

Compliance

1. Review compliance guidelines periodically and make amendments as needed.
2. Conduct community inspections periodically to identify design violations that require attention by the Association's compliance department.
3. Encourage members to cooperate with the compliance process through website and newsletter articles.