

The Architectural Review Committee has been working to update the existing TVW documents relating to the review process. This update is necessary for several reasons:

1. The existing architectural review documents do not match what we have in the new Declaration of Covenants, Conditions and Restrictions that the Owners approved last year. For example, we now also have a Board Architectural Committee which we did not have before, and we have changes in the time period for review of architectural review applications.
2. There is no one document to go to where all of the architectural review information is located. The following documents are located on the TVW website and deal with the review process:
  - a. A "Resolution of the Tres Valles West Owners Association Regarding Architectural Review Standards and Procedures" dated January 1, 2006. This is the current Policy.
  - b. Tres Valles West Architectural Guidelines Updated September 5, 2000.
  - c. Commencement of Resident Construction effective May 1, 2012.
  - d. Not on the website is the Recommended Construction/Building Process Steps dated 15 September 2005.
3. None of the information has been updated to reflect the changes approved by the Owners at the 2006 Annual Meeting regarding building setbacks and metal sided buildings.

The current update process has resulted in a single document containing everything regarding the architectural review process, building in TVW and the responsibilities that go with it. It incorporates all the new material from the Declaration of Covenants and the 2006 Owner vote. It also adds a few new items to the Guidelines and has a new section for actions Owners can take without having to file an application for architectural review (an application is currently required - the proposal is to do away with the application).

The proposed Policy is attached to this email and is being sent to the Owners for their review and comments. The current plan is to submit it to a vote of the Owners at the 2012 Annual Meeting.

Since the proposed Policy is a combination of several documents, the best way to let you know what the changes are is to list how the document was put together:

1. Paragraphs 1-14 are copied directly from Article 7, Architectural Review, of the new Declaration of Covenants, Conditions and Restrictions approved by the Owners at the last Annual Meeting. It describes how the review process works.
2. Paragraphs 15-22 and 25-29 come from the current January 1, 2006 Policy for architectural review. It's not everything that was in that Policy, but it's what is relevant and not covered by Paragraphs 1-14.
3. Paragraph 23 contains the September 5, 2000 Architectural Guidelines. It's not copied word for word, but the context is the same except for the following:
  - a. Guideline #10 deals with waterline hook-up. It doesn't really apply to construction but it's now in Attachment 2, Utilities: Water.
  - b. Guideline #6 has been deleted. Federal law allows satellite dishes up to one meter in diameter and we cannot require owners to have a smaller dish.
  - c. Guideline #12 has been deleted as we are not required to furnish the County Building Inspector with an architectural approval certificate.

- d. Paragraphs 23.b and 23.d have been revised to conform to the new rules approved at the 2006 Annual Meeting.
  - e. Italicized language in Paragraph 23.h, 23.j, 23.k, and 23.l is new. The language in h is how the Architectural Review Committee has applied h, and is placed there for clarification. The language in j, k, and l are new items and come from experiences the Committee has noted over the years.
  - f. Paragraph 24 is a new concept to reduce the need to file an application in certain cases; there is nothing like it in the current review process. The italicized language shows the new language; the non-italicized language in 24.a comes from the existing Section 7.1 of the Declaration of Covenants, Conditions and Restrictions.
4. Paragraph 28 describes the attachments.
- a. Attachment 1 - Article 6 of the Declaration of Covenants, Conditions and Restrictions is copied into Attachment 1 so that Owners are aware of the restrictions on use and ownership of property in TVW. The Commencement of Resident Construction interpretation is also copied into Attachment 1 to aid Owners in determining when certain timelines begin.
  - b. Attachment 2 - General Information About Building in Tres Valles West replaces the current Recommended Construction/Building Process Steps.
  - c. Attachment 3 - Application for Architectural Review replace the current Application for Approval which is attached to the current Policy.

The Architectural Review Committee would appreciate receiving any comments you may have regarding the proposed Policy. The Committee will review all comments received. Send your comments to [rodneygerik@gmail.com](mailto:rodneygerik@gmail.com) no later than May 24.

Thank you.

The Architectural Review Committee