

Architectural Control Committee

Architectural Control Committee shall meet every other Thursday at 6pm in the Silver Creek Clubhouse. Home owners are welcome to attend the meetings, but must notify the management company prior to attending. Applications will be mailed to the Management Company using "this form". To contact the ACC, please e-mail acc@silvercreekwa.com.

Purpose:

Whereas the Declarant, in section 3.9, shall establish and continuously maintain an Architectural Control Committee composed of three or more representatives appointed by Declarant, to review and approve or disapprove the details and written plans and specifications showing, inter alia, the nature, kind, shape, height, materials, colors and location of proposed Living Units, buildings, fences, walls or other structures, exterior additions to or changes or alterations therein, clearing or excavation of all Lots, or planting, pruning, cutting and trimming of trees and other vegetation within Silver Creek. Declarant shall have the power to adopt from time to time, and to enforce design guidelines, criteria and procedures governing the Architectural Control Committee and the Owners' compliance with the provisions of Section 6.2 hereof.

Committee members:

The Architectural Control Committee shall consist of three or more members appointed by the Board of Directors. Each member is appointed for an infinite term. Members may be removed at any time by a majority vote of the Board of Directors. Members of the committee must be Silver Creek homeowners in good standing with the Home Owners Association.

ACC application process:

Any homeowner wanting to make changes to the exterior of their house and/or lot, must submit an ACC application. Applications are available on the ACC Committee page on the Silvercreekwa.com website. The application must be filled out, in full, by the homeowner. Details about the project must be listed, including, but not limited to; lot drawing with locations and measurements of the project, materials to be used, colors to be used, pictures or detailed drawings

of items and/or structures to be used. Failure to fill out and/or send adequate information will result in the application being sent back to the homeowner for the needed information. Fence applications will require a signature on "exhibit B", fence detail of the CC&R. Once a complete application has been received by the committee Chairman, it will be reviewed at the next scheduled committee meeting. Each application will receive an approved as requested, approved with exceptions, or disapproved. The committee has 30 (thirty) days to review and make a decision on each application. At the designated ACC Meeting each member will individually read and examine each application. Once all members have had a chance to review it, the application will be discussed as a group. During this discussion the members will reference the CC&R for compliance. If any part of the CC&R is not specific as to the compliance of the application, the committee must decide if the application will preserve the aesthetic qualities and property values of the community. Once the committee has made their decision, it is forwarded on to the management company for processing. The management company will send the homeowner the committee's decision and a permit if approved. The permit is to be displayed in an exterior window facing the street while the exterior changes are being made. Each permit is valid for 6 (six) months from the date of approval. If the job is not completed in 6 (six) months, a new application is required. Once the job has been complete, the homeowner is required to contact the management company so a final inspection can be made. A final inspection will confirm that the job was executed according to the application.

ACC Decision Appeal Process:

(Note: any homeowner submitting an application must be in good standing (i.e. account current) in order to be considered for approval.)

If a homeowner is not satisfied with the decision of the ACC, an appeal can be made to the Board of Directors by contacting the management company to be placed on the agenda for the next Board of Directors meeting.