

## Resolution

### Amending the Architectural Review Board Architectural Design Guidelines

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March 19, 2019

#### ***Background***

The Architectural Review Board, after amending and restating the Architectural Design Guidelines last August, have identified numerous areas that can be improved. As our Development matures, the ARB is seeing more and more submittals to make exterior changes to dwellings and landscape. These submittals have highlighted areas where the guidelines lacked specificity or in some cases, flexibility to reasonably apply the guidelines. The ARB also identified a few other minor changes to the verbiage which will help to address the need to assign timeframes to complete various projects, especially those that may need more time due to the complexity of the application. Language has been added to add the potential of submitting a request for completion date extensions. There are also changes to allow more choices to the selection of trees in landscape designs rather than the limiting description of “shade” trees. More detail is being required regarding the design submittals for in ground pools as well.

The ARB Design Guidelines, as well as other lower level governing documents are evergreen in nature and as such, will be amended from time-to-time. Occasionally, they should be reviewed and amended to best address the current challenges in the governance of the IRCOA.

#### ***Proposed Resolution***

WHEREAS, Article 10.01 of the Declaration of Covenants, Conditions, and Restrictions of the Indigo Run Community Owners Association, Inc. states:

*“In order to preserve the natural setting and beauty of the Development, to establish and preserve a harmonious and aesthetically pleasing design for the Development, and to protect and promote the value of the Development, the Lots, Dwellings, the Recreational Amenities, and all improvements located therein or thereon shall be subject to the restrictions set forth in this Article X.”*

AND, WHEREAS, Article 10.02 of the Declaration of Covenants, Conditions, and Restrictions of the Indigo Run Community Owners Association, Inc. states:

*“The ARB is hereby empowered to establish and promulgate architectural and landscaping policies and procedures which must be adhered to by all Owners of Lots and Dwellings, with the exception of the Association, in undertaking any*

*improvement within any Lot, Dwelling, or Common Area.”*

AND, WHEREAS, the Architectural Design Guidelines are utilized and referenced in the Rules and Regulation, Article 12.01 of the Declaration of Covenants, Conditions, and Restrictions of the Indigo Run Community Owners Association, Inc. states:

*“Subject to the provisions hereof, the Board of Directors may establish Rules and Regulations concerning the use of Lots, Dwellings, and the Common Areas and facilities located thereon.”*

NOW, THEREFORE, BE IT RESOLVED, on motion duly made and seconded, and approved on this date, March 19, 2019 that the Architectural Design Guidelines as established and promulgated, and as amended by the Architectural Review Board are hereby adopted.