

Resolution

Amending and Re-Stating the Architectural Review Board
Architectural Design Guidelines

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Background

The Architectural Review Board, the General Manager and the ARB Administrator, sought to refine and re-order the Architectural Design Guidelines to provide a better working document for the ARB, staff and residents. Some refinements and clarifications were in order, and some areas of significance, such as the process for seeking variances needed to be added. This document, which took many months to develop, shall provide an improvement in clarity of design criteria, and a better basis for ARB decisions to best ensure against any arbitrary or capricious decision making.

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, August 16, 2018 that the Architectural Design Guidelines as established and promulgated, and as amended and re-stated by the Architectural Review Board are hereby adopted.