

## ARCHITECTURE REVIEW COMMITTEE

The purpose of the ARCHITECTURE REVIEW COMMITTEE (ARC) is to maintain property values by protecting the environmental and architectural integrity of Silver Creek Ranch in accordance with the provisions of the Covenants, Conditions and Restrictions (CCR). Restrictions state that no building, structure, landscape or improvement of any character shall be erected, placed, added to or altered on any lot until the building plans, specifications and a site plan showing the location of the proposed structure or structures (**NOTE: SCR PROPERTY OWNER'S ASSOCIATION INC. ARCHITECTURAL REVIEW REQUEST**) have been submitted and approved by the ARC.

The ARC shall have the express authority to perform fact finding functions hereunder and shall have the power to construe and interpret any covenant herein that may be vague, indefinite, uncertain or capable of more than one interpretation. The goal of the ARC is to encourage the construction and alterations of good architecture design, quality and size compatible with CCR's conceptual plan for Silver Creek Ranch.

The ARC has the authority to inspect properties. That means they have the authority to go on anyone's property for this purpose. (CCR Section 5.05 Item B) Most problems can be seen from the road. But if the ARC needs to measure something like a structure on the PUE (Public Utility Esegment) then the ARC has the right to go on that private property. It might be wise to ask for permission but the ARC has the right. Some people don't know the rules and the ARC may prevent owners from having problems in the future especially when they sell their house.

The ARC's evaluation of Required Plans is solely to determine compliance with the terms of the CCR and the aesthetics of the proposed improvements and the ARC disclaims any responsibility to determine compliance with any applicable building code or other standard for construction.