

Minutes of the Shadow Hawk Architectural Review Committee (SHARC)

Meeting called to order at 6:30pm on 06-Jun-99.

Attendance: Steve Dubravitz, Nancy Janza, Tom McMahon, Dean Zimmermann

Old Business

Minutes of the 23-May-99 meeting were reviewed and approved.

The committee reviewed individual write-ups from section 4 of the CC&Rs. Sections 4.1 - 4.4 were reviewed collectively in the absence of Jim Peroutka and the committee determined that section 4.2 required clarification to allow tractors and other vehicles necessary for use in maintenance of the property.

The committee reviewed and discussed clarifications required for section 4.5-4.23 of the CC&Rs with written input from the committee members in attendance.

New Business

The committee determined that although screening is referenced in several sections of the CC&Rs, no guidance is provided as to what constitutes acceptable screening. Guidance on screening is required to ensure that the "screening" is not more objectionable than the items the CC&Rs indicate require screening.

The committee agreed that our respective views of the surrounding area were a major factor in the decision to buy at Shadow Hawk. As a result, the committee feels strongly that potential view obstructions should be factored into the review process.

Dean Zimmermann distributed a flowchart that represented a partially completed process for acceptance and review of requests for architectural review. He will complete this procedure in the following days.

In the interest of providing guidelines to the community as rapidly as possible, the committee agreed to compile a packet for homeowners containing the approved application form, the established guidelines, a request for comment on particular aspects of the guidelines, and any other helpful information. The committee will submit the packet to the Board of Directors for review along with documentation of the committee's process.

Committee members will send their written comments to Dean Zimmermann via e-mail. Dean Zimmermann will compile the comments into a single guidelines document.

Nancy Janza volunteered to write the cover letter for the homeowner packet.

The committee agreed to meet Sunday, June 13th, 6:30pm, at Dean Zimmermann's Home to finalize the packet, submit it to the Board for review, and plan the roll-out to homeowners.

Adjournment

Meeting adjourned at 8:20pm

Dear Shadow Hawk Homeowner:

The Shadow Hawk Architectural Review Committee (SHARC) wants to serve all community homeowners fairly and consistently, by providing clearer guidelines and oversight of architectural and landscaping improvements to prevent negatively impacting community home owners. After significant review, the SHARC has realized that several areas of the CC&Rs allow broad interpretation and may require intervention by the SHARC to preserve the your interests in terms of potential view obstructions, water usage, drainage, environmental impact, and aesthetic factors.

The SHARC believes that buyers of ten acre parcels expect more independence than those who purchase closely arranged suburban or urban homes. In an effort to enforce the CC&Rs while maintaining the greatest degree of flexibility, the SHARC has formulated this survey to solicit homeowner comments on particular areas of concern within the CC&Rs, so that we can ensure guidelines protect, yet are not overbearing on community members.

Please respond by mailing to or dropping this survey off at xxxx by xxxx xx, 1999.

1. Yes No Landscaping plans should be submitted to the committee for trees that could obscure a view.
2. Yes No The community should relax the restrictions on time on property and screening of RVs, trucks.
3. Yes No The SHARC should define screening to ensure it is aesthetically pleasing.

CC&R Section 1 & 2 Review Notes:

2.2 – This section requires us to establish guidelines.

2.6 – Use definitions from this paragraph for improvements. Other areas of concern:

- Do we care about flowers or just plantings that will be sizable upon maturation? What dimensions constitute sizable? 15' or more in height and 10' or more in width?
- Are smaller plants or lawns an issue if sufficiently large to require substantial water usage?

2.8 – “The Map” – We need a copy – Ask Beazer for it.

2.15 – Incorporate this section directly into guidelines.

4.17 Fence

No: cyclone, chain link, view obstruction, aesthetically pleasing

All fences must be reviewed by the ARC

Meeting adjourned at 8:45pm.