

Wednesday, November 11, 2009



Neighbors,

The Piney-Z **Architectural Control Committee (ACC)** needs your help!

The ACC is one of our Homeowners Association's most vital committees. The ACC is tasked with preserving the harmonious design of our community, thus protecting all of our property values.

Per the Declaration of Covenants, Conditions and Restrictions (DCC&R) of Piney-Z:

*"For all residential lots within the subdivision no building, fence, wall, driveway, patio, patio enclosure, swimming pool, doghouse, treehouse, or other external improvement above or below the surface of the ground shall be erected, placed, altered, or permitted to remain on any lot, nor shall any planting of trees, bushes, shrubs or other plants be commenced, until the construction plans and specifications, a site grading plan and a plot plan showing the location of the structures or improvements, a drainage plan including erosion control and a landscaping plan showing the type, size, provisions and placement of all existing and proposed plantings have been approved in writing by the **Architectural Control Committee.**"*

*"... the **Architectural Control Committee** shall continue to exist of at least three (3) persons, all of whom shall be owners, appointed by the board of directors."*

*"The approval or disapproval of the **Architectural Control Committee** as required in these covenants shall be in writing. Written approval or disapproval must be signed by a majority of the committee members and mailed to the applicant's last known address."*

Some homeowners may believe this level of control to be too extreme, and this is understandable. The fact remains, however, that when you purchased a home in Piney-Z, you opted for community living and agreed to abide by our DCC&R. It's essential that we maintain some semblance of uniformity and balance throughout our community. Our ACC will always strive to enforce our DCC&R fairly and consistently, across the board and in good faith. Decisions will not be made unilaterally, nor can our DCC&R be permitted to be ignored unilaterally. Our ACC will never act arbitrarily, or unnecessarily delay a decision.

Please consider helping your community by volunteering for the ACC. We need both technical and administrative help. Homeowners of all skill levels and backgrounds are encouraged to join. Participation is particularly well suited for anyone with experience working with building and site plans. To join, please contact any HOA Board member.

Sincerely,

The HOA Board of Directors