

Date: 10/6/20

Action

To: Board of Directors

From: Planning and Compliance Department

Re: Approval for a Revision to PC 1.1 Architectural Control Committee

Background

The ACC Committee is requesting that the Board of Directors approve the additional information to PC.1.1 in order to explain how and why the ACC makes decision. Decision are made due to PC Rules and Regulations, CC&R's and for the aesthetic appeal to each neighborhood.

Not all informative CC&R's were included in the Planning and Compliance section for explanation purposes. This existing CC&R provides some helpful information to the members as to how decisions are made.

Fiscal Impact

Fine: no fine information only

Recommendation

It is recommended that the Board of Directors approve the rule revision for PC.1.1 Architectural Control Committee as attached.

Cheryl Mitchell

Senior Planning and Compliance Manager

ACC CC&R ADDITION

CURRENT RULE:

PC.1.1 Architectural Control Committee

The CC&Rs recorded against the tracts in the development *establish a three (3) person Architectural Control Committee (herein called the Committee), the members of which are appointed by the Board of Directors*. The Committee is assigned broad powers and responsibilities to review the aesthetic character of proposed improvements, modifications and alterations. Setbacks, location, elevation, design, landscaping materials and color are all within the purview of the Committee. The architectural design of each *building should be in keeping with surrounding structures* and consistent in style to maintain and enhance Canyon Lake as a desirable place to live. As a general rule, a property owner has no natural right to air, light, or an unobstructed view and California law is reluctant to imply such a right.

PROPOSED CHANGE (REDLINED):

PC.1.1 Architectural Control Committee

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Justification: Not all informative CC&Rs were included in the Planning and Compliance section. This existing CC&R provides some information to the members as to how decisions are made.