

## **Silvertip Springs Association Architectural Review Committee Guidelines**

As a member of the Architectural Review Committee (ARC), it is your responsibility to adhere to, and implement, the provisions of Silvertip Springs Associations' (SSA) Codes, Covenants, and Restrictions (CC&Rs) regarding Architectural Reviews.

Article VIII, Section 8.1, of the CC&Rs state that no construction, installation or modification of any "Improvement," including landscaping or excavation work that in any way alters the exterior appearance of any Lot or the Improvements located upon such Lot, from its natural or improved state as it exists at the time this Declaration is recorded (April 16, 2009<sup>1</sup>), that would structurally change any building shall be made or done without the prior written approval of the ARC.

### **Definition of Improvement<sup>2</sup>**

"Improvement" means an addition to or alteration of the real property comprising the Development or any portion thereof and includes, but is not restricted to, any building, outbuilding, structure, shed, driveway, parking space or parking area, paving, walk, fence, wall, stair, arbor, deck, balcony, patio, pole, sign, tank, ditch, landscaping (including trees, hedges, plantings, lawns, shrubs), landscape structures, berms, fencing, pond, solar heating equipment, antennas, utilities, utility lines, gates, statues, markers, pipes, lines, lighting fixtures, and anything deemed to be a "work of improvement" as defined in Section 3106 of California Civil Code or any structure of any kind. In no event shall the term "Improvement" be interpreted to include projects that are either (a) restricted to the interior of a Residence or (b) are not visible from adjacent Common Area or Lots, so long as such projects do not involve modifications to load bearing walls or the structural framing of a Building, and do not interfere with other Members' use and enjoyment of their property.

### **Requesting an Architectural Review**

Members wishing to request an architectural review must contact the President of SSA, by phone, or in person, to request a review of their proposed Improvement by the ARC. The President will refer the member to an ARC member who will work to obtain the proper documents and help the member through the review and approval process.

The member will need to complete, and submit, the **New Construction / Miscellaneous Construction / Improvement Application** to the ARC member designated by the President, as well as any plans and/or specifications requested by the ARC member, for all proposed Improvements. The application is available for download at [www.silvertipspringsassociation.com](http://www.silvertipspringsassociation.com). The requested documents should be submitted by personal delivery, certified mail, or any other delivery method recommended by the ARC.

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<sup>1</sup> Silvertip Springs Association Declaration of Codes, Covenants, and Restrictions recording date

<sup>2</sup> Silvertip Springs Association's CC&Rs, Article I: Definitions, Section 1.19. "Improvement"

### **ARC Responsibility**

Copies of Article III: Restrictions & Use of Property, Sections 3.1 through Section 7.4, as well as Article VIII: Architectural Review, Sections 8.1 through Section 8.19 of the CC&Rs are attached for your convenience. All approvals or rejections shall be in writing; however, in the event the ARC fails to approve or disapprove the application within forty-five (45) days after all of the documents, plans, and specifications have been submitted, the request shall be deemed denied. Under such circumstances, a written request may be resubmitted. **If the ARC fails to approve or disapprove the resubmitted application and documents within thirty (30) days of its resubmittal, the request shall be deemed approved.**

### **Architectural Rules and Guidelines**

As allowed by Section 8.4 of the CC&Rs, the following minor alterations and Improvements may be made to the exterior of any Lot or Residence without submitting an application for review to the ARC:

**Color schemes** - repainting a building, outbuilding, structure, shed, stairs, decks, balcony and/or patio with the same color scheme as exists on April 16, 2009. Also exempt are color schemes that match the harmony of existing structures in Silvertip, including brown, beige, rust, dark green, dark red, gray, and white.

**Exterior finishes** – finishing or refinishing the exterior of a building, outbuilding, structure, shed, stairs, decks, balcony and/or patio using clear, wood tone, semi-transparent, or solid color finishes in wood tone colors such as natural, honey, cedar, redwood, chestnut, or walnut.

**Roofs** – reroofing a building, outbuilding, structure, shed, stairs, deck, balcony and/or patio with the same color roof as exists on April 16, 2009. Also exempt are colors that match the harmony of existing roofs in Silvertip, including, brown, beige, green, blue, and red.

Attachments: CC&Rs, Article III: Restrictions & Use of Property, Sections 3.1 – 7.4, and Article VIII: Architectural Review, Sections 8.1 – 8.19