

TAXCO CONDOMINIUMS HOMEOWNERS' ASSOCIATION ARCHITECTURAL REVIEW POLICY

This policy has been compiled in accordance with requirements of Civil Codes section 1357.130 and 1378. The policy outlines the procedures for review, approval or disapproval of the architectural applications submitted to the association. The policy further states the appeal process before the board of directors in the event of disapproval by the architectural committee.

The Physical Changes Subject to Architectural Review: The Association CC&R's Article XI Section 8 states: "Nothing shall be altered or constructed in, placed or stored in or removed from the Common Area, Patios, Balconies or Homeowners' Association Common Area, except as expressly permitted in these Restrictions, the Bylaws or Association Rules or with the written consent of the Board;"

All alterations to the exteriors of the units require prior approval before the work could commence. The Association has adopted rules and regulations for exterior alterations such as window and door replacement and additions to the units.

The Physical Changes Exempt from Architectural Review: Any modifications to the interior of units which does not alter the appearance of the unit such as, painting, replacement of floor covering, interior doors, appliances, kitchen and bathrooms remodeling do not require architectural approval by the association. Any interior alterations to the layout and floor plan involving structural modifications is subject to review by the architectural committee.

Application Process

The completed application form and the supporting documentation including but not limited to blue prints and drawings, artist rendering and designs, samples of material and brochures should be submitted to the management company or the architectural committee representative prior to review of an application. Incomplete or inaccurate submittals will delay the review process and may result in denial of an application.

Review Process

Within 30 days from the date of the submittal of the application the Architectural committee will take up the matter at their meeting open to the applicant and all other interested homeowners and will render an opinion. A decision on a proposed change shall be made in good faith and may not be unreasonable, arbitrary, or capricious. A decision on a proposed change shall be consistent with any governing provision of law, including, but not limited to, the Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2 of the Government Code.

Within 30 days from the date of the submittal the committee will cause its opinion to be conveyed to the applicant in writing. The committee may issue an approval, conditional approval or denial. The reason for denying an application should be clearly explained in the written communication to the applicant and the notice should contain the details of the appeal process.

The applicant has the right to appeal the denial to the board of directors. The applicant's written request to the board will cause the matter to be placed on the agenda of the next regular or special meeting of the directors to occur no later than 60 days from the receipt of the request for reconsideration by the board. Once the matter was brought before the board the board's views on the matter will be conveyed to the applicant via written notice within 15 days from the meeting date.

If applicable, it is the responsibility of the applicant to obtain all necessary approvals and permits from the City or the County having jurisdiction over the matter and make sure the work is performed up to the prevailing standards and construction codes.
