

VV1 Architectural Additions or Modifications

Overview

Additions Deed Restrictions prohibit any additions or modifications to the exterior of the buildings unless approved by the Architectural Committee or the Board of Directors.

Certain types of screen doors, storm doors, Security doors, front doors, burglar bars, and patio covers have been approved.

Individual application for these additions must be made in writing and approved before making any additions. This is required because (1) it insures compliance with the standards, quality, and make of product that has been approved, (2) it provides occasion for VV1 to legally define the responsibility for future maintenance of such additions, and (3) it protects the value of the property. In some cases, deed restrictions may have to be filed of record to insure responsibility passes with title to future owners. These applications must be made even if the addition is the same as an approved plan. (See page 19.)

General The purpose of the Architectural Committee is to ensure:

(1) That the investment in our property is protected as much as possible by proper maintenance of and control of additions and modifications to buildings, and - - (2) that the appearance of the buildings contribute to the enjoyment of the Community as a whole.

Comment: As is true of this entire section which applies to rules set forth by the Board of Directors, the rules, procedures, and comments here apply at the time of the writing of this 1992 revision of the Guidebook. Any person wishing to undertake an addition or modification should contact the Architectural Committee or Board for the current rules. Policies of Boards and Committees vary over time.

Residents are advised that, as a rule-of-thumb, the exterior of buildings, which includes front, back, patio, carport, and fences are common property. Further, an applicant must be aware that an addition is by nature a benefit to the resident and not necessarily a benefit to the community. Whenever there appears to be a conflict between the wishes of a resident and the standards of the community, it is the responsibility of the Board of Directors and/or the Architectural Committee to support the standards of the community.

APPLICATIONS FOR ADDITIONS - Residents who wish to apply for an addition or modification to their home must comply with the CC&R's of VV1. The CC&R's require that all exterior additions must be approved by either the Architectural Committee or the Board of Directors. The applications must be in writing with a detailed description of the addition or modification. An application form will be provided upon request from the chairman of the Architectural Committee. The request will be responded to within thirty days starting with the date actually received by the chairperson of the Architectural Committee or designated Board Member (see CC&R's, Article VIII).