

# Las Vegas Ranch POA

## Charter – Design Review Committee

*Updated April 26, 2024*

### **Mission Statement**

The Design Review Committee's (DRC) primary mission at Las Vegas Ranch Estates (LVRE) is to adopt and amend Architectural Design Guidelines and Construction Regulations (i.e. referenced in this document as Design Guidelines) and ensure these guidelines and regulations are met during all construction projects at LVRE.

### **General Duties and Responsibilities**

The DRC works with owners contemplating construction projects to ensure LVRE's architectural design and construction requirements are met and that projects are completed in a timely manner with minimal impact on community assets, the environment and the safety and security of residents.

The general duties and responsibilities of the DRC are many and varied as presented in Section 5.11 of the LVRE Association's Covenants, Conditions, and Restrictions (CC&Rs) and specified in the Design Guidelines (based on the Architectural Control guidelines provided in Section 3.1 of the CC&Rs).

They include the evaluation and approval of:

- Architectural design regarding the harmony of the design with the surrounding structures and topography.
- Placement of residential units and other buildings.

- Landscaping design, content, and conformance with the character of the property and permitted plants.
- Requirements concerning exterior color schemes, exterior finishes and materials.
- Signage.
- Perimeter and screen wall and fence design and appearance.
- Specific improvement requirements for parcels with horses, including without limitation, the requirement to build certain structures for the housing and maintenance of horses, the design and placement of storage facilities for hay and feed and the design and placement of corrals, watering tanks and other horse-related facilities.

Also, the DRC is responsible for communicating construction requirements and regulations to owners and contractors and ensuring these requirements and regulations are met.

### **Committee Composition**

DRC members are appointed by the Board of Directors (BOD). Ideally, the DRC is comprised of three Association members, one of which is also on the BOD. The DRC is assisted by an architect employed or contracted by our Association management company (i.e., Hoamco).

### **Authority**

In concert with the duties and responsibilities listed previously, the DRC is granted broad authority by our CC&Rs to:

- Amend the Design Guidelines as necessary to maintain an appropriate standard of improvements (Section 1.26).

- Grant variances from the restrictions set forth in Sections 3.1 to 3.27 of the CC&Rs.
- Establish one or more subcommittees consisting of one or more members of the DRC and may delegate to such subcommittees the authority and power of the DRC to approve or disapprove the construction, installation and alteration of improvements within a specified portion of a project (Section 5.11).
- Enforce use restrictions specified in the CC&Rs and the Association Rules and Regulations or allow a variance preceded by a written request by an owner and written approval by the DRC.
- Recommend fines to the BOD for repeated or egregious violations of Construction Regulations as specified in the Design Guidelines. A majority of the BOD members must agree to the fine.