

CERA Architectural Review Committee

F A Q

Question : **Is this committee and review process outlined and required in the subdivision indentures ?**

Answer: No, this committee was recently established to help the Trustees evaluate improvement projects and promote consistency of approvals between different groups of Trustees. This additional level of oversight is what the Trustees have decided that they need in order to approve projects.

Question : **If I have a fence or a deck or any other property improvement, that was originally approved by a set of Trustees, and I want to replace it can I do so without needing to first obtain current Trustee approval ?**

Answer: No, the current indentures require that homeowners obtain Trustee approval for these types of “replacement” projects even though they were originally approved many years ago. The Architectural Review Committee would like to see this changed to allow replacement projects as long as the project is replaced in the same location with similar materials, same size, etc.

Question: **How does the Architectural Review Committee function as soon as an application is received ?**

Answer: Within 10 days of application the committee members will convene and go over the submittal as a group. The group compares the proposed project to the general guidelines and evaluates the impact of the project upon the subdivision and adjacent properties. The project is reviewed for any changes to the existing storm water runoff pattern, landscaping changes and overall compatibility with the existing structure.

Question: **What happens if the Architectural Review Committee provides the Trustees with a negative recommendation ?**

Answer: The Trustees assess the proposed project based upon their own opinions, the indentures and the committee recommendation. The Trustees can decide to approve a project that receives a negative recommendation. The Trustees can go back to the applicant to try and work out a resolution to the concerns noted by the committee.