

Bridlewood Ranches
Architectural Control Committee
Roles & Responsibilities
September 25, 2014

Bridlewood Ranches Covenants, Conditions and Restrictions (the "CC&Rs") establish an Architectural Control Committee (the "ACC" or the "Committee"). The CC&Rs vest in the Committee the sole authority to grant or withhold architectural control approval according to the CC&Rs. The CC&Rs also vest in the Committee the sole authority to grant variances to some elements of the CC&Rs.

The Committee has a reporting relationship to the Bridlewood Ranches Property Owners Association (the "Association") Board of Directors (the "Board"). The Association, acting through the Board, shall perform functions to assist the Committee. The Committee has no authority to enforce the architectural Use Restrictions.

Roles

1. Review, consider & timely respond to Tract improvement applications. Improvements in this context include new construction, additions, material exterior alterations, and voluntary demolition or destruction.
2. Monitor compliance with the improvements standards and restrictions in Article III and Article IV of the CC&Rs.

Responsibilities

1. Timely review, consider and respond to Tract improvement applications from Members.
 - Timely review and consider all Tract improvement applications.
 - Acting in good faith, grant or withhold approval based on matters of compliance with the CC&Rs.
 - In addition, the Committee will:
 - reasonably interpret the CC&Rs when necessary and appropriate;
 - consider the need to permit the most effective utilization of the Tract;
 - recognize the unique differences in each Tract and
 - give consideration to consistency with past ACC decisions.
 - Clearly & timely respond in writing to all Tract improvement applications.
2. Establish & maintain effective rules, procedures and forms to help Members comply with the architectural control requirements in the CC&Rs. Effectively communicate with Members regarding the architectural control process.

- Provide and maintain an effective summary of improvement requirements for inclusion on the Bridlewood Ranches website.
 - Establish and clearly communicate improvement application processes and documentation requirements.
3. Maintain complete records of Committee activities.
 - Tract improvement request approvals & denials.
 - Committee meeting minutes.
 - Other Committee activities as appropriate.
 4. Periodically report Committee activities to the Board and the Members.
 - Report to the Board at Board meetings and at any other time as appropriate.
 - Report to the Members at the Annual Meeting of the Members and at any other time as appropriate.
 5. Monitor & communicate compliance matters with respect to Tract improvement activities.
 - Monitor compliance by Members with Committee-approved improvement activities.
 - Communicate compliance concerns with Members as appropriate.
 - Communicate compliance matters to the Board.

Adopted by the Bridlewood Ranches ACC

John Boutsikaris
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September 25, 2014

