**DRAFT – NOT BINDING – FOR CONSULTATION**

**Greenwood Point Homeowners’ Association**

Architectural Control Committee (ACC) Policy

Last updated: July 25, 2024

**1. Purpose and Authority**

The Architectural Control Committee (ACC) is established to maintain the aesthetic harmony and property values of the Greenwood Point community. The ACC's authority is derived from the Governing Documents and RCW 64.90.505.

**2. Committee Composition**

The ACC shall consist of 3-5 members appointed by the Board of Directors. Members shall serve two-year terms.

**3. Approval Process**

a. Homeowners must submit an ACC Request Form for any exterior modifications, including but not limited to:

 - Painting

 - Roofing

 - Siding

 - Fencing

 - Landscaping

 - Driveways

 - Major structural changes

b. The ACC will aim to review and respond to submissions within 10 days of receipt and will aim to settle all matters within 30 days.

c. Decisions will be made based on:

 - Compliance with the Governing Documents

 - Harmony with community aesthetics

 - Adherence to pre-approved materials and colors as outlined in the Exterior Materials & Color Guide

d. If denied, the ACC will provide a written explanation and suggestions for modification if appropriate.

**4. Pre-Approved Items**

Certain items listed in the Exterior Materials & Color Guide, available at <https://www.greenwoodpointhoa.com/projects-3> are pre-approved, but still require an ACC form to be submitted for HOA records.

**5. Appeals**

Homeowners may appeal ACC decisions to the Board of Directors within 30 days of the decision.

**6. Enforcement**

Violations of this policy will be subject to the Schedule of Association Actions and Penalties for Violations.