

CHARTER
ARCHITECTURAL CONTROL COMMITTEE
Sandia Heights Homeowners Association

(draft, November 2025)

The Architectural Control Committee (ACC) has been created by the various unit covenants that comprise Sandia Heights Development, and its authority and duties are defined by those covenants. No lot owner may erect, alter, or place any on any lot within the Development any structure or improvement without the prior written approval of the ACC.

Separately, the ACC is one of the standing committees of the Sandia Heights Homeowners Association (SHHA). The ACC operates in accordance with its own internal rules and Design Guidelines that it publishes, as well as SHHA Bylaws.

The ACC acts to ensure that property development does not unreasonably interfere with the natural landscape and that the resulting construction is in harmony with both the natural surroundings and residences in the immediate area.

The ACC shall be the sole and final judge of whether submitted projects comply with the applicable unit covenants.

The ACC shall from time to time publish Design Guidelines to clarify and illustrate the Committee's policies and decision-making processes and to provide guidance to assist property owners in the preparation and presentation of projects that are in compliance with the covenants. All Design Guidelines are the work product of the ACC and not subject to approval of the Board of Directors of SHHA.

The authority of the ACC to grant variances from the strict terms of any unit covenant or from the ACC Design Guidelines arises from the covenants themselves.

The ACC may grant a variance under exceptional circumstances in its sole discretion when it is found to be necessary to allow a lot owner to develop the property in parity with that of the neighboring lots, or to enjoy the use of the property in parity with that of the neighboring lots.

The ACC appoints its own members and selects its own chair. The Chair is also a member of the SHHA Board of Directors.

SHHA provides funding, support, insurance, and facilities for ACC operations. Any decision to commit resources to take legal action to enforce an action of the ACC rests with the SHHA Board of Directors, upon advice from the ACC.

As a standing committee of the SHHA the ACC shall:

- Meet twice monthly or as frequently as is reasonably necessary to fulfil its duties;
- Report on its activities at the monthly meetings of the SHHA Board of Directors;
- Turn over all fees collected by it to the SHHA;
- Fully inform the SHHA Board of Directors of all matters involving actual or threatened legal action involving ACC decisions;
- Provide its full support to any action taken by the SHHA to enforce ACC decisions.