

Responsibility for Architectural Control, Covenants, and Complaints

Whereas:

The Four Hills Village Homeowners' Association has the purpose "...to promote and preserve the interests of all Four Hills residents...", and the Board of Directors executes those responsibilities through the approved Bylaws, agreed Standing Rules, and established procedures, and

Whereas:

The General Membership of the Four Hills Village Homeowners' Association has formally approved inclusion of the Reserve subdivision into the Association and agreed to incorporation within the City-recognized boundaries of the Association, and

Whereas:

Four Hills residents adjacent to the Reserve subdivision are affected by activities in that subdivision (e.g., accessory structures, business use of homes, issues of access, crime prevention), and

Whereas:

Reserve residents are or may become members of the Four Hills Village Homeowners' Association, and

Whereas:

Members of the Four Hills Village Homeowners' Association Board of Directors better understand the details and context of broad community norms, general covenants, neighborhood architectural controls, and zoning code than Pulte Homes, and

Whereas:

The initially-appointed members of the Architectural Review Committee for the Reserve subdivision are no longer employees of Pulte Homes (or Sivage-Thomas Homes), leaving those residents in doubt as to whom they should refer issues or requests for review, and

Whereas:

The Four Hills Village Homeowners' Association has been actively and consistently involved in discussions and negotiations with neighbors, Pulte Homes, and City officials concerning persisting and newly-arising issues, effectively acting on behalf of residents of that subdivision as well as long-term members of the Association,

Be It Resolved and Agreed:

That formal responsibility and authority for administering architectural control, enforcing subdivision covenants, assessing compliance with the City zoning code, and responding to relevant requests and complaints of all members of the Four Hills Village Homeowners' Association be officially transferred to the Four Hills Village Homeowners' Association from Pulte Homes as of January 1, 2005. This resolution and agreement specifically rescinds the provisions of any conflicting and existing agreements, reservations, covenants, and restrictions concerning those authorities and responsibilities.

Gerard Sanchez
For Pulte Homes

Christina Parlapiano
For FHVHA

Date

Date