

**Article V of Dayton Farms Covenants, Conditions and Restrictions (CCR)  
Architectural Review Committee (ARC)**

**Article V**

**1. Composition**

Three or more persons appointed by the Executive Board. The current ARC members are:

- Diane de Grasse
- Scott Rosenthal
- Bill Ehmer

**2. Review**

“No **Improvements** shall be constructed, erected, placed, planted, applied or installed upon any Unit unless plans and specifications therefor (said plans and specifications to show exterior design, height, materials, color, and location of Improvements, and type of landscaping, fencing, walls, windbreaks and grading plan, as well as other information as may be required by the Committee, shall have first been submitted to and approved in writing by the ARC...”

“The ARC shall exercise its reasonable judgment to the end that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures.”

**3. Design Guidelines; Procedures**

Reference CCR Exhibit C, ¶4 – Restrictions

Procedure –

- Submit a request via email to Bill Ehmer at [wehmer@comcast.net](mailto:wehmer@comcast.net). Bill will copy other ARC members.
- The ARC will review and approve or disapprove the request within 30 days after receipt of complete submission of plans. Article 5, ¶3.(c)

**4. Vote and Approval** – A majority vote of the ARC is required to approve a request.

**7. Variances** – ARC may grant reasonable variances to CCR in order to overcome practical difficulties or prevent unnecessary hardships.

**8. Waivers** – The approval or consent of the ARC to a request shall not constitute a waiver as to other matters which approval or consent may subsequently or additionally be required.

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**Commentary**

- A replacement/repair identical to what is in place is not an Improvement and does not require ARC approval.
- Changes and/or additions to existing exterior appearance are Improvements (e.g. colors, materials, landscaping, etc.) and require ARC approval.

“**Improvements**” means all exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, carports, driveways, fences, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior lighting and lighting fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment. (CCR - Article I, #17)