

December 13, 2017

To: Tuscany Village Homeowners Association Board

Re: 2017 Architectural Review Year-End Report

The 2017 Tuscany Village Architectural Review Committee consisted of three with Doug Gregg – Chair, Mark Carson and Linda Acheson as members. The purpose of the ARC is to review and approve design, appearance and location of all residences, structures or any other improvements placed or modified by any person on any Lot and the substantial installation and removal of any trees, bushes, shrubbery and other landscaping on any lot, in such a manner as to preserve the value and desirability of the Real Estate and the harmonious relationship among Residence units and the natural vegetation and topography.

During 2017, the ARC received 20 project requests. Some homeowners submitted multiple requests within the same ACR. Also, some of the requests were resubmissions because their first request had been deferred.

Of the 20 requests, 16 approved, 2 deferred and 2 were withdrawn by the homeowner. The ARC Committee had 1 deferral resubmitted and approved, the other deferral was never resubmitted by the homeowner. Regarding the 2 withdraws, 1 was withdrawn by the homeowner after approval and the other homeowner withdraw their request before approval. The average turnaround time on properly submitted requests was 2 days.

The following is a breakdown of the requests we received in 2017.

White PVC Privacy Fences = 5

Patio or Patio Extension = 5

Hot Tub = 1

Paint / Replace Color of Shutters / Front Door / Outside Garage Lights = 1

New Roof = 2

Cedar / Aluminum Gazebo= 1

SunSetter Awning with Wind Sensor = 1