

Reflection Lakes at Naples Master Association, Inc. Architectural Review Board Charter

Article X of the Reflection Lakes at Naples Declaration of Covenants and Restrictions establishes the general powers of the ARB. The ARB shall operate within the parameters specified Article X in the Declaration and any specific criteria and procedures provided by the Master Board pursuant to Article 10.3. The ARB design Standards serve as a framework for design concepts, quality standards, and community enhancement. The Chairperson shall be nominated by the ARB Members and approved by the Master Board of Directors.

Mission Statement: The ARB is to review all applications, plans, specifications, materials, and samples submitted to determine if the proposed submittal conforms in appearance and construction to criteria set forth by the ARB in the Design Standards. The ARB does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh concepts in the landscape and architectural themes of Reflection Lakes at Naples and to foster compatible design so that there is a harmony between neighboring residences. The ARB intends to be objective in the design review process and to maintain reasonableness to the individual aspects of design.

ARB Responsibilities:

1. To be a resource to the residents not an obstacle. The primary role of the ARB is ensuring compliance with our documents, not preventing projects from being completed.
2. To review applications for proper completion of the paperwork and compliance with our governing documents and the Design Standards. If applicable, ARB will suggest ways to modify a non-compliant application to achieve approval. The ARB shall not attempt to manage any project for an owner.
3. To comply with all Board approved procedures and Standards.
4. To Inspect completed projects to ensure the project was completed as per the approved application.
5. To provide a monthly report to the Master Board. The report is to include the number of applications received & approved, list the type & number of approved applications (i.e. driveway widenings, Tree removal/ replacements, etc.) and any issues of concern.
6. To monitor violations of architectural review criteria and notify the Board of Directors of the Master Association for appropriate action.

This document revises and supersedes all prior versions.

The Board of Directors adopted this Charter at the meeting held on the 8th day of March 2021. There are seven (7) total Board Members. This Charter was adopted with the vote of 5 Directors in favor and 0 Directors opposed.

Last revision: 11-26-2019

Reflection Lakes at Naples Master Association, Inc.

BY _____

Joe Kistner, President

Date _____

3-8-21
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