

Architectural Review Board FAQ's

1) What is the purpose of the Architectural Review Board (ARB)?

The ARB is responsible for enforcement of the Declaration and writing and maintaining the following Association documents:

Architectural Guidelines

This documents the appearance and material specifications for the construction of new houses and changes to existing houses.

ARB Policy and Procedure

This specifies the administrative steps required for the construction of a new house and changes to existing houses.

2) What authority does the Board have to enforce, maintain, and update these requirements?

Declaration of Protective Covenants, ARTICLE IX. ARCHITECTURAL REVIEW

Except for any improvements or construction made by the Declarant on any Lot or upon any other area of the Properties, which shall be exempt from the provisions of this Article IX, no building, wall, fence, ornamentation, structure, or improvements of any nature shall be erected, placed, or altered on any Lot until plans and specifications showing the same together with the location and landscaping improvements and/or changes as may be required by the Architectural Review Board have been approved in writing by the Architectural Review Board.

- Each of the above referenced items may only be placed and/or changed in accordance with the plans as approved by the Architectural Review Board.
- Refusal of approval may be based on any grounds, including purely aesthetic grounds, which is the sole and uncontrolled discretion of said Architectural Review Board seem sufficient.
- Any change in the appearance of any building, wall, fence, or other structure or improvements and any change in the appearance of the landscaping, shall be deemed as an alteration requiring approval.

The Architectural Review Board, subject only to any provisions of this Declaration to the contrary, hereby be deemed to have the power to establish such rules and regulations at it deems necessary to carry out the provisions and intent of this paragraph. Provided however that any rules, regulations, and/or fees established by the Architectural Review Board may not take effect until approved by the Board of Directors of the Association.

Architectural Review Board FAQ's

3) Who is on the ARB?

ARB Policies and Procedures, Section II, Administration of the ARB

2.1 The Board of Directors of Ocean Harbour Estates Association, Inc. shall establish the Architectural Review Board, which shall consist of up to five (5) but not less than three (3) members all who may or may not be members of the Board of Directors.

Currently the 5 Board Members also serve as the ARB.

4) How do I request ARB review of a project?

Owners can find the applications needed on the Owners page ohenc.com/owners.

Contractors can find the "Application for New Construction" on the Contractors page ohenc.com/contractors.

5) What happens if I fail to get written approval from the ARB?

- *Failure to get written ARB approval (where required) can result in fines up to \$1,000 per violation, remediation costs, damages, legal costs, civil penalties of up to \$100 per day, as well as injunctive relief.*
- *Contractors who perform unapproved work are trespassing on private property and will be asked to stop work and leave immediately. If they refuse to leave the police will be called.*
- *The project will be suspended until the ARB receives and approves the proper application.*

6) How can I make suggestions to the ARB?

Any Owner can propose changes to the current ARB documents via an Email to the Board at ohenchoa@gmail.com.

The Board will review and respond to all Owner feedback.