

---

Architectural Review Committee “ARC” Charter

---

**1. Authority.**

The ARC is created by a motion of a majority of a quorum of the Board of Directors of the Centra Falls Homeowners Association, Inc. (the “Association”) on the Adopted date (above).

**2. Purpose.**

- a. To review the requests by Owners of the Association to make improvements, modifications to their homes within the scope of the Documents of the Association.
- b. To work with management in enforcing provisions of the Documents of the Association related to improvements and modifications through enforcement actions.
- c. To ensure the continuity and consistency of the architectural elements of the Association.

**3. Membership.**

- a. **Members.** There shall be no more than seven (7) Members and no fewer than three (3) Members of the Committee.
- b. **Roles and Responsibilities.** The Committee shall have one (1) Chairperson and one (1) Co-Chairperson.

**4. Meetings.**

- a. Regular Meetings shall be noticed 48 hours in-advance with posting to the notice board.

**5. Powers Granted.**

- a. Review requests by Members, review the Documents of the Association and determine whether a request may be approved assuming that every Unit Owner will do the same thing.
- b. Review standards of the Association and make recommendations to the Board of Directors.
- c. Refer violations of the Architectural Standards to the Fining Committee for review. This may include working with Members of the Fining Committee.
- d. The ARC **MAY** request violation(s) be cited by management.

**6. Powers Prohibited.**

- a. No Architectural Modification that is inconsistent with the Documents of the Association, or that is not made in good-faith, or that is not equitable to other homeowners, or that will result in a decrease in home values shall be approved.
- b. No one (1) Member may ever grant an approval to a homeowner.
- c. The ARC may **not** levy fine(s) against a Unit in Violation, however, the ARC does retain the ability to deny hearing for any modification unrelated to an open Violation.

THE BOARD OF DIRECTORS OF THE CENTRA FALLS HOMEOWNERS ASSOCIATION, INC., 1800 NW 124<sup>TH</sup> TER, PEMBROKE PINES, FL 33028 (hereinafter "Association") does hereby vote to adopt the charter of the ARCHITECTURAL REVIEW COMMITTEE of the Association.

MOTION:

SECOND:

OBJECTION(s):

THE CHARTER IS:

The Board of Directors of the Association does hereby nominate the following Class A Members to comprise the first Committee:

•

The members shall elect a chairperson from among themselves and determine the size of the Committee thereafter and appoint / recruit members as may be necessary.

SIGNED THIS \_\_\_\_\_ day of September, 2025:

\_\_\_\_\_  
Yllen Lopez as Secretary of the Association

Drafted:	27 AUG 2025
Published:	02 SEP 2025
Heard:	
Amended:	
Adopted:	