

Lakes of Old Peachtree Committee Guidelines

We, the Board of the Lakes of Old Peachtree, set forth the following guidelines for the current and future Architectural Review Committee (ARC); specifically:

1. The ARC committee agrees to uphold the Architectural Review Committee of the Lakes of Old Peachtree Design and Maintenance standards as documented in the consolidated Revision 1 completed in 2009.
2. Violations of ARC standards issued by the committee will be discussed with the Board prior to written resident communications. These violations may be provided in writing, in which the Board will have 10 days from receipt of violation to review and make recommendations if warranted.
3. Ongoing communication with residents in violation should be reported at least once quarterly, during each Lakes of Old Peachtree meeting, with a committee spokesperson or in writing, if not more frequently.
4. Dealings of the ARC with residents must remain uniform and within the covenants, bylaws and ARC standards of the Lakes of Old Peachtree.
5. Resident ARC requests will be provided to the Board, with ARC recommendations, prior to communications with the resident. The ARC & Board will be allowed to have 50 % equal share of the approval period to review and ensure the request aligns with Covenants, Bylaws and ARC standards. Lakes of Old Peachtree Covenants Article VI, Section 3: ““If the ARC fails to approve or to disapprove submitted plans and specifications within sixty (60) days after the plans and specifications have been submitted to it, approval will not be required, and this Section will be deemed to have been fully complied with.” Therefor the Board and ARC will have a thirty (30) day review period, each, although the intention is not for it to take this long, as described in the ARC Standards documents section 4.8 “Normal approval is 7-10 days for simple requests and up to 10-20 days for complicated requests.”
 - a. Requests include:
 - i. Requests for exterior buildings, play structures, or pools
 - ii. Requests for fence/wall/retaining walls additions, removals or deviation from current design
 - iii. Requests for driveway additions, removals or deviations from current design
6. Disputes among the Board and the ARC will be addressed during a special meeting, within 15 days of said dispute (keeping within the 60 day approval window), both sides are to be presented with applicable covenants, bylaws and ARC standards being questioned for discussion. If a resolution is unable to be met, the resident will be notified disapproval of request until a decision is agreed upon. The Board will seek legal counsel to review documents for clarification of covenants, bylaws or ARC standards if a resolution is unable to be reached.

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Above you will find specific guidelines outlined for the ARC committee as they hold special responsibilities related to interactions with residents; below are further guidelines which all committees will be asked to uphold.

Other committees are named as follows:

1. Lakes, Dams, and Wildlife
2. Social
3. Amenities
4. Grounds & Landscaping

The Board is responsible for committee actions and to ensure accountability and transparency committees will be required to adhere to the following guidelines:

1. No committee shall commit to any financial burden on behalf of the Lakes of Old Peachtree residents without specific prior approval from the Board.
2. No committee may sign documents on behalf of the Lakes of Old Peachtree, all contracts, estimates and any other documentation must be signed by an active member of the Board.
3. All monetary items must be submitted and approved by the Board in order to receive reimbursement.
4. All future budget items, greater than \$3,000, must be submitted to the Board by October of the current calendar year to ensure it is included on the following years budget. If not submitted in time, only emergency situations will be considered by the Board.
5. All committees will provide a spokesperson or provide written updates at each quarterly meeting of the LOOP. Updates to include:
 - a. Current project status
 - b. Future projects planned
 - c. Budgeted or non-budgeted items to be approved.

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Motion Presented By:	John Hendley	Treasurer	Yes
Second to Motion:	Christy Sims	Secretary	Yes
Name, Title & Vote	Laura Toops	President	Yes
Name, Title & Vote	Randall Brannon	Vice President	No
Name, Title & Vote	Kerri Jascomb	Member at Large	Yes

The members of all active committees are hereby notified of this decision and will be required to follow the guidelines of this document for all future dealings. The Board will have the authority to remove committee members, with a quorum vote, should these guidelines not be upheld.

Ratification of Lakes of Old Peachtree Committee Guidelines: Passes

Date: March 23rd, 2021

Time: 6:19pm