

Grand Haven ACC Quick Reference

ACC Committee's Purpose

To protect the property values of all homes and to preserve the architectural and aesthetic appearance of the community. This is accomplished by ensuring properties follow the guidelines and procedures for approval of architectural modifications as outlined in the Architectural Guidelines.

Georgia Community Management (GCM) is responsible for overseeing and issuing notices of violations that might occur in the community contrary to the Covenants and By Laws.

How to Submit an Architectural Request for Approval

You will need to complete an ACC Request Form. This form is available on the GCM website, gcmgmt.com. Once you are on the site, select **"Login to my Community Portal"**. Then using your specific Login and Password, login to the Grand Haven Community information. On the **left side of the screen**, there are various dropdown boxes. Select **"Community Information"**, then select **"Property Information"**. Then select the **"ACC Request Form"** file. Print off both pages of the form. Complete page 1 and email the completed form and any additional supporting information back to GCM at acc@gcmgmt.com. (You can take a photo with your phone and attached the form/photo to the email). Page 2 of the form will provide you additional information as to the required supporting materials necessary for the ACC Committee to review your request. **Please be sure to include the additional information with your request form.** After GCM receives the information, it is scanned into the computer software and your ACC Committee members are notified by email that a request has been submitted.

How long does it take for a request to be approved or declined

According to the Covenants, Section 6.2, the ACC committee has 45 days to make a decision once all required information is received. That being said, the ACC committee will do its best to provide the Owner a decision in a reasonable turn-around time based on the current conditions at the time. If the ACC fails to approve or decline a request within 45 days of receipt of all documents, such approval shall be deemed to have been given.

How long do I have to complete the project?

After approval has been given, Owner has up to 12 months for construction to begin. If construction does not commence during that period of time, Owner MUST resubmit the ACC request.

All work approved and started must be completed within 90 days from date of commencement (unless approved by ACC to extend).

An ACC approval is required if:

you are adding a patio, patio cover, screen porch, deck, sunroom, window installation, storm door installation, fencing, and additions/modifications to existing landscape or adding new landscape beds. If you propose to change the exterior paint color of your home, you will need ACC approval. Paint samples will be required. Any structure or modification visible from the outside of a Lot is subject to approval. **This is not an all-inclusive list.** When in doubt, please submit an ACC request.

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