

ANNOUNCEMENT

To: Homeowners of Northpointe Crossing Homeowners' Association

From: Principal Management Group of North Texas (Managing agent)

CC: Board of Directors

Date: April 11, 2025

Re: **Call for Candidates – Architectural Control Committee (ACC)**

Dear Homeowners,

The Northpointe Crossing Homeowners' Association is seeking volunteers to fill three (3) open positions on the Architectural Control Committee (ACC).

Responsibilities:

ACC members review and approve or deny homeowners' applications for exterior property modifications, ensuring compliance with the community's guidelines.

Requirements:

All volunteer owners seeking to serve on the Architectural Control Committee (ACC) must meet the following requirements:

- Be an owner in good standing.
- Familiarize themselves with the community's guidelines and the ACC committee charter.
- Be willing to dedicate a few hours per month to review and vote on architectural applications.

Both the community guidelines and the ACC committee charter are available for review on Town Square, under the 'Governing Documents' section.

How to Apply:

If you are interested in serving on the ACC, please complete the attached ACC Application and submit it via email to Burt.jones@principal-mgmt.com.

Thank you for your interest in volunteering to help the Northpointe Crossing Homeowners' Association. Your participation is greatly appreciated!

NORTHPOINTE CROSSING HOMEOWNERS ASSOCIATION, INC.

ACC COMMITTEE APPLICATION

The primary purpose of the ACC Committee is to keep the community attractive for the enjoyment of residents and the protection of property and property values. The Declaration authorizes the ACC Committee to establish rules, standards and procedures for the orderly development of the subdivision and requires homeowners to obtain written approval from the ACC for any buildings, additions or other exterior improvements to their property. This is to ensure that the improvements comply with the provisions of the Declaration and the ACC Guidelines. The ACC and Board have established these guidelines in accordance with the authority granted to them by the provisions of the Declaration and certain grants made by the Declarant.

The Duties and Responsibilities of the ACC Committee:

The ACC Committee shall approve or disapprove all plans submitted for construction within thirty (30) days after the date it receives a complete set of plans and specifications, if the ACC Committee fails to specifically approve or disapprove of any plans within such thirty (30) day period, then the ACC shall be deemed to have approved the plans submitted. Under no circumstances shall the ACC's failure to respond within the thirty (30) day period constitute deemed approval of, or the granting of a variance for any aspect of construction, use of materials, or location of improvements, which would otherwise constitute a violation of the Covenants or the Design Guidelines.

The ACC Committee, in reviewing and approving plans for construction of Structures or Residences, shall use commercially reasonable efforts to promote and ensure a high level of taste, design quality, aesthetic harmony, and conformity throughout the Property, consistent with the standards established by this Declaration and any Design Guidelines

The members of the ACC shall serve until they resign or are removed by the party appointing them to the ACC (which the appointing party may do at any time). Subsequent appointments to the ACC shall be made by the Declarant until such time as the Declarant either relinquishes such power by written notice to the Board, or the Declarant no longer owns any Lot; thereafter appointments to and removals from the ACC shall be made by the Board. The ACC or Declarant may engage the services of a third party to review plans and specifications pursuant to this Article.

Convene and review any new projects that are submitted that do not explicitly adhere to the HOA guidelines. The ACC Committee reserves the authority to review and approve applications for buildings, additions or exterior improvements which are not explicitly described by these guidelines, and to consider additional guidelines in the review process whether published or not. These guidelines may be amended by the ACC as it deems necessary or appropriate. The ACC (or the Board, where applicable) shall have the sole and absolute discretion to determine whether a violation of these guidelines has occurred.

☐ **Yes, I am interested in applying to be a member of the ACC Committee**

In a few words, please tell us why you would like to be considered for an ACC Committee position:

By signing, I acknowledge the Duties and Responsibilities of the ACC Committee.

Homeowner Name: _____ **Date:** _____

Property Address: _____

Email Address: _____ Phone: _____