

**HELPFUL TIPS FOR UNDERSTANDING HOW THE WATERCREST ARCHITECTURAL REVIEW COMMITTEE  
(ARC) MAKES ITS DECISIONS**

The ARC is a 5-member resident committee tasked with reviewing and deciding upon resident requests for proposed changes to the exterior of their homes and/or properties. A few of our most common requests are as follows:

- Decorative Objects
- Exterior Lighting
- Extended Lanais
- Landscaping changes
- Exterior Painting
- Landscape curbing
- Temporary storage containers
- Pools and Spas
- Trees (adding, moving, replacing)
- Screen doors and Enclosures
- Hurricane Protection
- Decorative Fences
- Gutters
- Solar panels

We start with the intent to approve every request. (That's our default.) Then we use the following "waterfall" to make an informed decision:

1. Is the item addressed in Community Wide Standards? If so, how?
2. Is the item addressed in the Declaration of Restrictions? If so, how?
3. Are there rules at the County level that apply? (Do they trump any Watercrest rules?)
4. Are there rules at the State level that apply? (Do they trump any County or Watercrest rules?)
5. Are there any rules that conflict with one another? If so, which rule prevails?
6. After reviewing the above, is it clear that the request is not prohibited and that the ARC has the authority to approve it?
7. What is the efficacy of what's being requested? Is it in keeping with the style and existing standards of the community? Does it adversely impact anyone? Does it adversely impact the costs and/or risks of liability of the HOA? Can the homeowner be held accountable for any of the additional costs and/or risks of liability of the HOA? Can the homeowner be held accountable for any adverse impact to other homeowners who might be affected?
8. What is the majority vote of the ARC's five (5) members?
9. If approved by majority vote of the ARC members, what are the conditions of the approval (i.e., stipulations)? [These are defined when the motion to approve is made.]
10. If NOT approved by the majority vote of the ARC members, what reason(s) can be given? What alternative recommendation(s) can be offered?

11. Occasionally we will table the matter to the next ARC meeting, to have time to consult with the homeowner or do some research. Then we'll make the final decision at the next meeting. Homeowners are always told if their request is tabled and why.

When applicants have a better understanding of the decision-making process followed by the ARC, they will be better able to prepare requests that have an excellent chance of approval. **The ARC approves over 90% of the fully researched and sufficiently documented requests it receives.**

Should you have any questions, do not hesitate to contact:

ARC Chair, Pam Matsanka, ([watercrest.arc.pchair@gmail.com](mailto:watercrest.arc.pchair@gmail.com))

or

Assistant ARC Chair, Diane Sale, ([watercrest.arc.assistant.chair@gmail.com](mailto:watercrest.arc.assistant.chair@gmail.com))