

AGC Charter and Guidelines

Purpose of Committee

1. Evaluate the current Deeds environment and effectiveness and develop an approach that resolves any issues uncovered and provides the needed improvements to allow DVCA to remain a desirable neighborhood for the next 25+ years.
2. Develop a new document that will be a single point of reference for the Board, Deeds and the members with respect to Deeds related issues.
 - a. That replace the 10 current set of PC's with one common PC for all of DVCA,
 - b. Or if necessary, one common PC for the non-Patio Homes, and one for the Patio Homes
3. Provide excellent communications to the members about the efforts taken
4. Develop materials that will explain what is being proposed and why it is needed
5. Develop an Approval strategy and plan to get Member Approval / Vote for the new document

Makeup of Committee

1. The Committee will be Resident/Member Centric in its organization including:
 - a. Active participants - committed to doing the work of the committee and regularly attending
 - b. Observers – attend when want, listen and provide feedback
2. There will be Officers to help run the meetings and keep things on track
3. All Committee Members will sign the DVCA Committee Code of Conduct

Meetings

1. Will be regularly scheduled and communicated to the residents with required Notice
2. Will have an Agenda posted on the Website 10 days prior to meetings
3. Will have minutes that are available for the residents to view on the AGC tab
4. Will run in a manner consistent to Roberts Rules of Order

Expected Results from the Committee

1. A New Document that will be a single point of reference for Deeds related issues
2. Initial concept for new document is described below

Chapters / Major Topics

1. Architectural Approval (AA) Process and Requirements
2. Protective Covenants (including info from Friendswood AGC, New AGC, and State Codes)
 - a. Maintenance and Use section
 - b. Architectural Control Guidelines section
 - i. For existing Houses
 - ii. For Development / Rebuilds
 - c. Enforcement and Administration of Protective Covenants
 - i. Fees, Legal actions, Fines?,
 - ii. Protections of and changes to (Part II)
 - d. Grandfathering
3. Required Texas Property Code Statutes
4. Othe Guidance and Suggestions (from new AGC doc not moved to above sections)

Approval Process for Results

1. Communications and Townhalls with members
2. Committee and Board Agreement
3. Legal Review
4. Member/Resident Vote to adopt or reject
 - a. Which is binding on the Association.