

ACC Terms

- 1) **Required Item (Violation):** an item that requires immediate attention for the specific residence. Required Items have specific dates required for completion. Owners may request extensions if necessary. Such requests will need to provide the reason for the requested extension and request a specific date of delayed completion. If the requested extension is granted, it is incumbent upon the owner to notify the management company when deferred items are ready for re-inspection.
- 2) **Recommendation:** An item that is not currently required to be accomplished. These items are documented to provide awareness to the owner for potential action – this item may become a required item in future inspections. The ACC goal is to provide owners with at least one year of recommendations for complex or expensive projects to allow the owner to assess the problem noted and research solutions. Each recommendation has a timeframe in which the recommendation was first made to the owner.
- 3) **Modification:** Any change to the exterior of the residence that is submitted to the ACC through an ACC Modification Form will result in an Approved/Not Approved determination and will be listed in this section. Modifications found during inspections will be listed as “Modifications Without Approval”. Historical changes to a residence without an approved form will be listed as “Grandfathered” items. Modifications not approved are not a violation for the residence, just a request that was denied for reason(s).
- 4) **Variance:** An aspect of a residence that does not comply with criteria specified within the Governing Documents. Variances may be Active (currently in effect) or Retired (previously in effect) for a specific residence.
- 5) **ACC Resale Disclosure Packet Inspection:** an ACC inspection of residence to be integrated by the management company into the resale disclosure packet. The inspection report contains 7 items; any required items, any recommendations, any modifications (approved and not approved), any active variances, the paint schema, and some amplifying information.