

Montair HOA Architectural Control Committee Description

The Architectural Control Committee (ACC) is established by the Board as described in the CC&Rs Article 8. The committee is composed of 3-5 members of the Association appointed by the Board.

The Board has adopted two documents to guide the ACC: the Architectural Control Committee Revised Rules of Procedure (2019) and the Montair Homeowners Association Architectural Control Committee Guidelines (2021). The committee has 30 days to respond to applications.

Responsibilities of ACC members:

- Be familiar with the Architectural Control Committee Rules of Procedure and the Montair Homeowners Association Architectural Control Committee Guidelines.
- Be familiar with the characteristics of the homes and landscapes in Montair Estates.
- Promptly review any applications presented to the Committee.

Applications are submitted to the Committee chair, then distributed to the Committee. The Committee normally reviews 4-5 applications per year. The breakdown of applications for the period 2018 to 2022 is as follows:

Topic	2018	2019	2020	2021	2022	Approved	Denied
New Home Construction		3		1	1	3	2
Landscaping/Landscaping		1	3	2		5	1
Painting			2	1	1	4	
Other Construction		1	5		1	7	
Other	1	1				2	
TOTAL	1	5	10	4	3	20	3

The committee has conducted most of its business via email in recent years, meeting in person only occasionally.

New Home Construction History:

1984	1992	1993	1994	1995	1996	1997	2004	2005	2006	2007	2008	2009	2010	2020
1	1	1	2	2	2	2	3	1	2	3	1	1	2	1

Note: HOA was formed in 1983. Two homes predate 1983. Average age of all homes (2022) is 24 years.

Montair Estates by the Numbers (10/2022):

Lots	44
Lot Size	1.1 -1.4 Ac
Completed Homes	27
Homes Under Construction	1
Unbuilt lots owned by homeowners	8
Lots owned by non-homeowners	8
Average Home Size	2138 sq.ft.
Average Home Age	24 years
Road Length	.75 miles
Montair Subdivision HOA incorporated	2/29/1983
CC&Rs Recorded	10/14/1983
Current Bylaws adopted	4/17/2010