



DOBSON ♦ RANCH

DOBSON ASSOCIATION • 2719 S. REYES • MESA, AZ 85202 • (480) 831-8314
APPROVED FEBRUARY 21, 2019

The Dobson Ranch Architectural Committee Charter

(Successor to the Architectural Control Committee, approved July 15, 1998 and recorded August 4, 1998)
Revision 2 from February 7, 2019 Workshop

1. Purpose

The Dobson Ranch Architectural Committee, (hereby referred to as DRAC) serves the Homeowners of the Dobson Association Board of Directors. Committee members will review, on behalf of the Board of Directors, submissions of owners who would like to make changes including: structural design, placement of buildings, landscaping, building materials, color schemes, color ranges and limits, exterior finishes, maintenance and repair of property from public view, including property visible from common areas or other structures from the adjacent or neighboring property.

2. Committee Structure

- a. The DRAC shall be comprised of not less than three (3) members appointed by and serving at the pleasure of the Board of Directors. All shall be homeowners and be domiciled in said home. No employees shall serve on the committee.
- b. Pursuant to ARS §1817, the Board shall appoint a Board Member to serve as Committee Chair as well as identify an alternate Board Member to serve in the event the appointed Board Member is unavailable.
- c. All appointed committee members will serve a three-year term. The terms of one or two positions shall expire June of each year, or as determined by the Board.
- d. DRAC must establish a quorum at a meeting to conduct business. A quorum shall be established when a majority of committee members is present or a minimum of two.
- e. The Chair shall ensure that meeting minutes are documented for all meetings and these minutes shall be available upon request.
- f. Whenever possible, vacancies shall be filled within two months. Pursuant to “Notice of Successor Architectural Control Committee”, “The members of the Dobson Ranch Architectural Committee shall be designated from time to time by the Board of Directors of the Association”.



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3. Committee Functions and Responsibilities

- a. The DRAC will review Member submissions for alterations that include:
 - i. Landscape alterations
 - ii. Installation of buildings including but not limited to: sheds, enclosed garages, and storage. A shed or storage building shall not be a workshop of any type for commercial purposes.
 - iii. Paint selections for homes, buildings, and fences per approved colors.
 - iv. Walls, gates, and fence repairs and changes
 - v. All exterior alterations to any home on lots within Dobson Ranch that are visible from any street, common area, or neighboring property/lot.
- b. All DRAC decisions shall follow all community governing documents and guidelines.
- c. The DRAC shall not approve any incomplete submissions.
- d. The DRAC shall not approve any portion of a submission that does not conform to the “Residential CCR’s & Architectural Guidelines”.
- e. The DRAC will bring to the Board of Directors, for legal action, any non-compliant architectural changes made to a lot.
- f. All DRAC appeals will go to the Board of Directors for a final decision. The decision of the Board of Directors shall be final.

4. Committee Guidelines

- a. Any DRAC member can be recommended for removal by a majority vote of the Committee to the Board of Directors, with final approval by the majority of the Board.
- b. All DRAC members are allowed to be present during DRAC meetings and appeals including CC&R inspectors and the Community Manager or anyone with approval of the President or Board.
- c. Appeals of Resident’s Architectural Review denials are reserved for the Board of Directors. The affected member/homeowner has the option to request that they be heard in executive session or Open Session with affected parties being consulted before a reversal is made. There shall be a majority of not less than five Board Members present on all appeals.

5. Committee Selection will be based on any of the following or combination qualifications if so desired by the Board:

- a. Exterior Design
- b. Construction-residential/commercial
- c. Landscape Design
- d. Experience on a similar committee
- e. Ability to make decisions based on the policies and regulations of Dobson Ranch