

DIXIE SPRINGS ARCHITECTURAL CONTROL COMMITTEE (ACC)
POLICY REGARDING PRIORITY OF ENFORCEMENT

Dixie Springs is a community of just under 1400 lots. Our Dixie Springs ACC is composed of a minimum of three but no more than seven members and we do not employ a property manager to assist with duties vested in the ACC.

Recognizing the number of ACC members is not sufficient to enforce every CC&R for a community of this size, we realize the need to prioritize enforcement of the CC&R's focusing on the primary responsibility of the ACC "to insure that all exteriors of homes and landscaping within the property harmonize with existing surroundings and structures".

The ACC responsibilities listed below shall take priority over all other duties and CC&R enforcement actions vested in them by the Dixie Springs Declaration.

- 1) Plan review and approvals for new construction.
- 2) Tracking of the building process to ensure compliance with the CC&R's and building standards.
- 3) The review and approval of submissions for changes and additions to existing homes.
- 4) Enforcement of front landscaping and the rear and side landscaping requirements when no fencing/walls exist as required in the CC&R's.

Violations for building and use restrictions contained in the CC&R's that are not addressed in the above prioritized duties, will be verified and/or enforced primarily when there is a complaint submitted to the ACC by a member of the community. Exceptions to enforcement of violations submitted primarily by complaint may be deemed necessary by the ACC in order to sustain property values and address nuisances, or safety issues in the neighborhood.