

CANYON RIVER HOMEOWNERS ASSOCIATION

Neighborhood Quality Committee

Introduction Letter

We all have a vested financial interest in our property and in Canyon River. Our community depends on each resident to enhance and contribute to a positive, welcoming look for our neighbors and friends. The goal to make Canyon River a showcase depends on all the residents. To that end, the HOA Board established the Neighborhood Quality Committee (NQC) consisting of volunteer homeowner members of the HOA. The committee's purpose is to assist the Board and residents in maintaining the high standards consistent with the community we call home. If you should ever have any questions, or need assistance, do not hesitate to contact the NQC at CanyonRiverNQC@gmail.com

The developers of Canyon River established the **Covenants and Architectural Design Guidelines**. These guidelines are intended to create quality standards that enable continuity of growth while maintaining property values. These guidelines can be found on the Canyon River website, under the Covenants/Guidelines Tab: *Original Covenants, Article VI – Architectural Control*

When planning construction changes, choosing paint colors, updating landscaping, or other exterior decisions, it is important to read and follow these guidelines **before** a project is planned or started.

On a yearly basis, the NQC recommends conducting a self-evaluation of your property to take inventory of your exterior home and landscape that need attention, keeping in accordance with the guidelines.

Seeking approval from the NQC:

- 1) Exterior home changes in the form of design, structure, paint, lighting, roofing, fencing, netting, patio modifications, etc., require pre-approval of the NQC.
- 2) When making changes to the exterior of your home or the landscaping, homeowners **must** complete the **Architectural and Landscape Change Form**. The completed form and applicable supporting documentation are to be submitted to Latitude Management. Submission of this form and approval from the NQC is required before architectural or landscape change projects can begin.
- 3) Upon submission to Latitude, the form will be sent to the NQC for their review. To ensure a timely response, homeowners are encouraged to submit the form at least two weeks before the anticipated start time of the project. The NQC will contact homeowners if they have questions on the project, need additional information, and when the proposed project has been approved.
- 4) Emailed forms are to be sent to carly.latitude@gmail.com. If homeowners are unable to email the completed form, or if homeowners have physical samples (paint swatches, material samples) to provide, they are permitted to hand deliver them to the golf course pro shop.

We look forward to helping homeowners with their projects!

The Canyon River NQC