

Architectural Control Committee Questions and Answers

What is the ACC?

The ACC is a committee of residents nominated and appointed by the Board of Directors as set forth in the BL's Deed Restrictions. The objective of the Deed Restrictions and subsequently the ACC is to ensure that Benders Landing is developed into a first-class community that we all can be proud to call home.

The ACC's mission is simple: "With the support of the Board of Directors and the POA's Management group, the ACC will meet in a timely manner to review **all property improvement** plans (new home construction, home additions, playscapes, landscaping, fences, outbuildings, swimming pools, etc) and approve these applications based on an established set of standard improvement guidelines that will be consistent with the Deed Restrictions and that will help ensure the aesthetic beauty of Benders Landing."

Who are we?

The ACC members are your neighbors. They are a volunteer group of seven POA members in Benders Landing.

When, where and how often do we meet?

In 2014, the committee meets on the 2nd Monday of every month (subject to holidays, scheduling conflicts and application load). As in the past, if the application load increases, the ACC will meet more often.

What happens when your request is approved or denied?

If the committee approves or disapproves your request, you will receive a written notice from PMG informing you of the decision. If your request is denied, you may submit your request again stating why you think it should be approved. If your request is denied again, you may appeal to The Board of Directors.

How does a property owner contact the ACC if they have a question?

Through our management company, PMG. They will forward questions to the committee and route the answers back to the property owner. Property owners cannot attend ACC meetings to ask questions. Our management company interfaces with the ACC on behalf of property owners and no application or application fee is required to ask questions. No single ACC member can provide an official answer to any question as the committee acts as a whole.

What is the deadline to submit applications?

The deadline to submit applications is the Friday prior to the 2nd Monday of every month. Contact PMG to confirm deadline dates.

How do I get an application for new home construction?

The New Home ACC Application Form can be found under "Documents" on the Benders Landing website or you can contact PMG to have an application form sent to you.

How do I get an application for a home improvement?

The Home Improvement ACC Application Form can be found under "Documents" on the Benders Landing website or you can contact PMG to have an application form sent to you.