

Architectural Committee Responsibilities

Also refer to: ARTICLE V. ARCHITECTURAL CONTROL

All GBS homeowners must submit an online request to the Architectural Committee via the GBS website, for any exterior wall, fence, structure, removal, addition, maintenance, improvement, painting, staining, and replacement. All requests must include material to be used including color, dimensions, and location. This includes (but not limited to) exterior of homes, doors, garage doors, decks, patios, porches, steps, railings, stoops, flower boxes, light fixtures, fire pits. All requests must include images of the element to be installed. For instance, if a new door is to be installed, a photo of the new door must be submitted. In the case of a new railing on a deck, a photo of the railing to be installed must be submitted. Images of colors and whatever you can supply is helpful.

The committee reviews the requests, and considers if it assures/maintains the GBS character, theme, materials, and meets overall conformity to our GBS Community. The Architectural Committee makes recommendations to the GBS Board after review. The GBS Board has the final approval/disapproval of the request. The homeowner is responsible for all costs incurred for labor, materials, maintenance, repair, and replacement. Any future homeowners of that address are also responsible for this. If not maintained by the homeowner, GBS may repair/maintain the item, and assess the individual homeowner for the cost.

Some past examples of requests: privacy walls/panels, flower boxes, changing of deck material, changing of deck/stair railings, fire pits, patios, porches, rock gardens, skylights, and steps.

The Architectural Committee also maintains a master list of each home; which includes exterior limited common elements, and those that were added by the homeowner. The committee also has a list obtained from the original developer which includes windows, soffits, fascia, garage doors, masonry, roofing, shakes, siding and type of materials and suppliers used for the original construction of GBS homes. We include this for reference for requests, repairs, and maintenance if needed for all homeowners.

The Architectural Committee is responsible for performing an annual review of each unit outlining any required maintenance or repairs, along with a timeline for compliance. The report is to be issued to the homeowner and the board.

Kathy Shafer, Bill Weber, Co-Chairs
Paula Gonitzke, Lori Ellefson