

**ARCHITECTURAL REVIEW COMMITTEE**  
**BellaVita at Green Tee**

Meeting Notes - Final  
March 19, 2015

Attendees: Jim Moore, Chairman  
Connie Harry  
Ron Lauve  
Tom Rohwer  
Ruth Southard, BellaVita HOA Board contact

Tony Nicolas and Don Talley were not in attendance.

The meeting of the BellaVita Architectural Review Committee was called to order by the chairman. The meeting notes from February 19, 2015 will be forwarded for electronic approval to all members.

**Old Business:**

Tom Rohwer gave an update on the fence enclosure for the dumpster that was presented to the Board on March 18, 2015. This project will be in two phases with the dumpster enclosure to be completed in 2015 and the storage facility to be completed in 2016 or as funds are approved with the HOA and the various participating clubs.

**New Business:**

1. Appeal – SR# 1605938 – removal of tree from front yard: After review, the committee finds there are no guidelines which require the placement of two (2) trees in the front yard; therefore, Homeowner is given approval for removal of the tree. There is a City of Pearland Tree Ordinance which the homeowner may review.

With respect to this request, a Motion was made by Ron Lauve, seconded by Tom Rohwer and approved unanimously, that a request will be made to the Board of Villas Master to clarify the requirement for two (2) front yard trees in their Declarations and Covenants and provide this information to BellaVita.

2. Appeal – SR #1618811 – Add pavers to driveway and walkway: After review, the committee takes no exception to the landscaping, paver and walkway plans presented which may or may not encroach utility easements; however, if any utility company requires access to the area, this could result in a loss of landscaping, pavers or walkway for which the homeowner would bear the expense for loss and replacement. Additionally, the homeowner cannot change existing drainage pattern of the lot or it must be approved to demonstrate the drainage still works properly.
3. Capping of wooden gates: The guidelines for construction of wood fences are silent as to the capping of gates for which this addition would be considered a modification without approval of the A.R.C. On Motion by Tom Rohwer, second by Ron Lauve and passing unanimously, it was agreed that the homeowners would have an option to cap wooden gates as long as such capping is in compliance with detailed specifications (to be prepared by Tom Rohwer and added as an Addendum to the Fence Specifications under the Architectural Review). Any existing modification that meets the specifications may be approved retroactively. \*Drawing of approved specifications for capping of gates is attached to these meeting notes, having been approved by all members of the committee.

The next regularly scheduled meeting is April 16, 2015.

Meeting was adjourned.

Meeting notes prepared by: Connie Harry