



DESIGN REVIEW COMMITTEE

The Design Review Committee consisting of three or more persons will be appointed by the Homeowners Association's Board of Directors and will be responsible to the Board. They will serve on the Committee three years or until such time that the Board deems necessary to find a replacement. In order to maintain continuity, one member will be replaced annually beginning in 1998.

1. PURPOSE

The Design Review Committee will regulate the external design, appearance, and location of the Properties and of improvements thereon in such a manner as

- (a). to foster the attractiveness and functional utility of the community as a place to live
- (b). to maintain the architectural integrity of the existing exterior structures and the neighborhood, and
- (c) to maintain property values by insuring a harmonious relationship among structures, vegetation, and topography.

2. REQUIREMENT

The Design Review Committee is responsible to ensure the integrity of the community is maintained regarding the harmony of its exterior design, exterior materials, and quality of the workmanship. All Residents must obtain prior written approval from the Design Review Committee before any building, fence, wall, residence, structure, or projection from a structure will be commenced, erected, maintained, improved, or altered. This requirement applies to all structures whether of a temporary or permanent nature, and whether or not such structure will be affixed to the ground.

3. APPLICATION

Thirty days prior to any work, residents will submit a Design Review Application (form attached) to the Committee for any additions or modification, including but not limited to items included in the attached Design Guidelines. In case of an emergency, the Committee will call a special meeting to review the proposal.

4. PROCEDURES

In the event the Design Review Committee fails to approve or disapprove an application in writing within the thirty days after the plans and specifications in writing have been submitted, in accordance with adopted procedures, approval will be deemed granted. The applicant may appeal an adverse Design Review Committee decision to the Homeowners Association's Board of Directors. The Board may reverse or modify such decision by a two-thirds vote of those directors present and voting at a Board meeting with which a quorum is present.

5. GUIDELINES

The Design Review Committee will, subject to the approval of the Homeowners Association Board

of Directors, develop and promulgate policy guidelines for the application of the design review provisions in this Declaration. The policy guidelines will include:

- (a). review procedures
- (b). aspects of objectives of review, and
- (c) principles and criteria used as standards in determining the achievement of the required objectives.

The design committee will assist the members with acceptable methods of achieving the required objectives in particular design problems. The policy guidelines are intended to assist the Design Review Committee and the Owners in the ongoing process of community design. They may be modified and supplemented from time to time on due notice to the Owners and subject to the approval of the Board.

6. MAJOR ITEMS SUBJECT TO DESIGN REVIEW

The Design Criteria would serve as guidance for improvements, maintenance, or construction of such items to include but not limited to Fences, Roofs, Decks, Storage Sheds, Patios and Ground Level Decks, Solar Collectors, Storm and Screen Windows and Doors, Recreational and Play Equipment, Sun Control Devices, Swimming Pools, Garages and Carports, Driveways, additional Rooms, Porches, Greenhouses, Air Conditioners, Antennas, Attic Ventilators, Chimneys and Metal Flues, Exterior Lighting, Exterior Painting, Flagpoles, Gutters and Down Spouts, House Numbers, Mailboxes, Permanent Barbecues, Retaining Walls, Shutters, Signs, Tree Removal, Landscaping and Vegetable Gardens.

7. REVIEW CRITERIA

The purpose is to retain the characteristics of the existing structures and the neighborhood.

- The primary concern is anything visible from adjacent houses, the street, or the alleys.
- Any maintenance or construction that could have an impact on the adjacent property that might affect appearance, drainage, sunlight, ventilation, or view would require approval.
- Workmanship should be equal to or better than that originally used in the neighborhood. If past practices are no longer acceptable, industry or code practices, current or better practices must be followed.