

CYPRESS ISLAND HOA, INC.

ARCHITECTURE CONTROL DESIGN REVIEW GUIDELINES

PURPOSE:

The Architecture Committee is assigned the task of regulating the external design, appearance and location of the improvements in such a manner as **(a) to promote those qualities in the environment that bring value to the community** and **(b) to foster the attractiveness and functional utility of the community as a place to live, including a harmonious relationship among structures, vegetation and topography.** The Architectural Committee consists of one Board Member, who is appointed Chairman of the Committee, and at least one Member from the Single Family Lots and one Member from the Townhomes.

REQUIREMENT

No building, fence, residence, structure or projection from a structure (whether of a temporary or permanent nature, and whether or not such structure shall be affixed to the ground) shall be commenced, erected, maintained, improved or altered, nor shall any grading, excavation, tree removal, planting, change of exterior color or other work which in any way alters the exterior appearance of any home or townhome or improvement be done without the prior written approval of the Architecture Committee regarding **(a) the harmony of its exterior design and location in relation to (b) the character of the exterior materials and (c) the quality of the exterior workmanship.**

PROCEDURES

In the event the Architecture Committee fails to approve or disapprove in writing an application within thirty (30) days after the plans and specifications in writing have been submitted to it, in accordance with adopted procedures, approval will be deemed granted. All decisions will be automatically reviewed by the Board of Directors, who may reverse or modify such decision by a two-thirds vote of those Directors present and voting at a meeting at which a quorum is present.

GUIDELINES

The Architecture Committee shall, subject to the approval of the Board of Directors of the Association, develop and promulgate policy guidelines for the application of the design review provisions. The policy guidelines shall 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 policy guidelines may also include specific design practices that, though optional, are generally acceptable methods for achieving the required objectives in particular design problems frequently encountered in the Community. The policy guidelines are intended to assist the Architecture Committee and 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 of Directors.

By adhering to the architecture policy, the community will have:

- **A workable system for the design review process**
- **Clarification of the association's documents in this area**
- **Information on what exactly is required of the owners**
- **Assisting the Architecture Committee in acting fairly and consistently**
- **Satisfying strict due process requirements**

PREPARED BY
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