

4.4.4. Approval by Board of Directors Required.

No person other than the Declarant shall make any addition, alteration or improvement in or to any Lot, other than for normal upkeep or natural landscaping, which is visible from the exterior of the Lot (excluding areas within a building's building envelope which are visible from the exterior only because of the transparency of glass doors, walls or windows), without the prior written consent of the Loomis Trail Homeowners Association Board of Directors or Declarant. No Person shall paint or otherwise alter the exterior of any improvement, including the windows but excluding the main front entryway door, if such exterior is visible from another Lot or the Common Areas, without the prior written consent of the Declarant or the Loomis Trail Homeowners Association's Board of Directors. The Declarant shall have the right to construct improvements, make alterations or subdivisions without the consent of the Loomis Trail Homeowners Association or the Association's Board of Directors, and an authorized Officer of the Declarant shall execute any such application required. Any addition, alteration or improvement upon any Lot existing in violation of the Association Documents shall be removed or altered, at the Lot Owner's expense, to conform to the Governing Documents (including the Design Guidelines) within thirty days after notice from the Board of Directors of the violation. See Section 9.2 hereof for further details.