

9.2.3. Architectural Approval and Control Standards Checklist

No construction of improvements of any nature whatsoever shall be commenced or maintained by any Owner, other than Declarant, with respect to the construction of exterior of any dwelling or structure or with respect to any other portion of the Development, including without limitation, the construction or installation of sidewalks, stairways, driveways, parking lots, mail boxes, decks, patios, courtyards, swimming pools, tennis courts, greenhouses, playhouses, awnings, walls, fences, exterior lights, garages, guest cottages or servants' quarters, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made unless and until three (3) copies of the plans and specifications and related data showing the nature, color, type, shape, floor plan, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design, location, and appearance in relations to surrounding structures and topography by the Board of Directors. The plans and specifications submitted to the Board shall be prepared to the degree of detail, precision and completeness required for building permit issuance. The Board shall timely review the drawings and specifications and notify the landowner of approval or rejection within 30 days after submission. The Board shall use the Association Architectural Control Standards Checklist for each Owner's submission, which shall document the basis for the Board's approval or rejection of each submitted set of drawings and specifications. The Checklist may be modified by Declarant from time to time, with no notice given to Owners, at the Declarant's sole discretion. The Checklist is included with this Declaration, attached as **Addendum A**. The Board's decision shall be final. Owners contemplating construction should also take into consideration the design guidelines set forth below as these design guidelines may be considered in evaluating a submitted design or plan.