

Providence Arbours Homeowners Association

Policy Resolution #3

February 21, 2011

ARCHITECTURAL CONTROL GUIDELINES

WHEREAS, Article VI, Section 2 of the Declaration of Covenants, Conditions, and Restrictions for Providence Arbours Homeowners Association requires Owners to obtain written consent of the Board of Directors or the Architectural Control Committee (a.k.a. "ACC"), as appropriate, for certain changes to Lots and Structures;

WHEREAS, Article VI of the Declaration provides for an Architectural Committee to review applications for construction, reconstruction, remodeling, alteration, roofing, or additions to any structure;

WHEREAS, the Board of Directors deems it necessary to establish guidelines and procedures for Owners wishing to make changes to their homes;

Now therefore be it resolved that the following be adopted, and shall supersede all previous resolutions pertaining to these same matters.

I. GENERAL

- A. In support of Policy Resolution #2, pertaining to the violation and fine policy for Providence Arbours Homeowners Association, an owner shall be given the opportunity to attend a Hearing on any violations and possible monetary sanction that may be imposed after the hearing held by the ACC or the Board of Directors. Hearings are held when any exterior modification work that is started and/or completed to any unit or property without an approved application, maintenance discrepancies or violations of these regulations are determined to exist, or when a violation is found after inspection.
- B. Any owner unsure if an application is necessary should contact the Providence Arbours Homeowners Association Property Management Company.
- C. "Exterior Modification Work" includes but is not limited to all exterior changes described or mentioned within this document and the Declaration, such as windows, siding, landscaping, paint color, roof color, etc. Please refer to other sections of this document for more specific guidelines.
- D. A hearing and possible monetary sanction may also be imposed by the ACC or the Board of Directors for any maintenance violation or violations of these regulations.
- E. No exterior alteration or addition may be made without prior application to and approval of the ACC or the Board of Directors, except as noted in this resolution.
- F. Certain changes and additions are prohibited by this resolution.

- G. All Owners are held responsible for assuring that changes and additions are made only in accordance with the provisions of this resolution and the Declaration.
- H. The Owner of any lot shall, at his own expense, maintain his lot and dwellings, and all decks, fences, sheds, play structures, landscaping, shutters, trim, windows, doors and all other components thereto in good order, condition and repair and in a clean and sanitary condition at all times.

II. APPLICATION PROCEDURES

A. Requirements for all Applications

- 1. Owners wishing to make any changes enabled by the resolution must submit the proper written application with all appropriate sections completed.
- 2. Oral requests will not be considered.
- 3. Each alteration or addition must be specifically approved even though the intended alteration or improvement conforms with this resolution, even when a similar or substantially identical alteration or addition has been previously approved.
- 4. Approval of any project by the ACC does not waive the necessity of obtaining the required governmental permits.
- 5. Obtaining a governmental permit does not waive the need for Administrative Approval.
- 6. The ACC will not knowingly approve a project which is in violation of the local building or zoning codes.

B. Administrative Approval and Review

- 1. Applicant must file the proper application with the ACC at the Association's Property Management Company's address.
- 2. The ACC will ascertain whether the proposed change conforms to the specifications approved by the Board.
- 3. If the proposed change conforms to the approved specification, the ACC will approve the application. The Property Management company will notify the homeowner in writing of the approval within thirty (30) days of receipt of a complete ACC application.
- 4. If the change does not conform to the approved specifications, the application will be rejected and returned to the applicant. The reasons for disapproval shall be stated as part of the written decisions.
- 5. The applicant is free to request reconsideration, if new or additional information which might clarify the request or demonstrate its acceptability can be provided.
- 6. ACC decisions may be appealed to the Board of Directors

III. ADDITIONAL REQUIREMENTS

1. Applicants are responsible for removal of debris generated in the course of the change.
2. No sawing, hammering, or other noisy construction activities are permitted except between the hours of 8:00 a.m. and 8:00 p.m. on weekdays and 9:00 a.m. to 8:00 p.m. on weekends and holidays.

IV. GUIDELINES

A. Walls, Fences, and Hedges

Providence Arbours Declaration of Conditions, Covenants, and Restrictions, Article 6, Section 6

All fences with the exception of Privacy Fences around pools or patios shall not exceed 4' in height. Where perimeter fences are permitted, they shall be picket fences and shall have a minimum spacing of 1" between the pickets. Solid Fences are not allowed. Aluminum fences shall be Jerith Model 200 or approved equal. Fences located in the side yard may only extend as close to the front of the lot as the mid point of the side of the house. Exception: A fence may be located within 10' of the front of the house only for the purpose of containing a side entry service door to the garage. Combining fence styles or colors on a lot is prohibited with the exception that a picket style gate may be used with a split rail style fence.

<http://www.jerith.com/200.htm>



B. Use of Outbuildings and Similar Structures

Providence Arbours Declaration of Conditions, Covenants, and Restrictions, Article 6, Section 7

ACC approval is required for all satellite dishes. Satellite dishes may not exceed 24" in diameter and must be mounted on the house in a position not visible from the street. If, for reception issues, a dish must be mounted in a visible position, the Owner is required to include a statement from the service provider stating that the proposed location is the ONLY location available for reception. Any negative visual impact may be reason for denial.

ACC approval is required for all solar energy collectors. The ACC will reject any collector of any size, shape or color that is insensitively designed or located. Any negative visual impact will be reason for denial.

C. Nuisances

Providence Arbours Declaration of Conditions, Covenants, and Restrictions, Article 6, Section 10

“Trailers” is defined to mean trailers of all types and sizes including, but not limited to: “U-Haul” vehicles, flat bed trailers and trailers used to transport boats or other vehicles.

D. Clotheslines, Garbage Cans, etc.

Providence Arbours Declaration of Conditions, Covenants, and Restrictions, Article 6, Section 11

Enclosure structures must be constructed with high quality materials and craftsmanship. Surround kits made from resin lattice, available at home improvement stores, are permitted as long as they match the color of the house trim. Fencing used as a screen for storage of objects referenced in paragraph 6.11 of the Declaration must comply with the requirements for privacy fencing in paragraph 6.6 of the Declaration and have a maximum height of 5’. All enclosures and fences must be approved by the ACC.

E. Boats, Commercial Vehicles, and Recreational Vehicles

Providence Arbours Declaration of Conditions, Covenants, and Restrictions, Article 6, Section 16

“Commercial Vehicles” includes but is not limited to vehicles with any of the following: Commercial license plates, three or more axles, exposed tools, equipment, parts, ladders, commercial lettering, or logos.

APPROVED: _____ Date _____
 President

_____ Date _____
Secretary

SIGNATURES ON FILE

