

Architectural Review Committee

In order to provide a high quality environment for all Owners and to control the type, quality and aesthetics of the Community, the Association shall establish and maintain an Architectural Review Committee ("ARC") which shall have the exclusive jurisdiction over original construction on the Lots and over modifications, additions or alterations made on or to any dwelling as well as the open spaces of all Lots.

The ARC shall promulgate architectural and environmental standards and applicable procedures which it shall make available to all Owners, builders and developers who seek to construct or modify any dwellings within the Community. Such standards and procedures may be modified by the ARC without the consent of any Owner.

No construction of any building or structure, or modification of the exterior of any buildings or structures (including without limitation changes in paint color, roof replacement with a different color) and no changes to the open spaces of any Lot (including without limitation changes in landscaping, lot grade, yard ornaments, exterior structures or equipment of any kind or description) shall be permitted without the express written consent of the ARC which may be withheld or delayed in its sole discretion.

All original construction and all modifications shall be performed in strict accordance with the final ARC approval. The decision of the ARC shall be final and conclusive. Neither the Declarant, the ARC nor its members shall be liable to any person under any theory or circumstance in connection with the approval or disapproval of any submission to the ARC, including, without limitation, any liability based on the soundness of construction, the adequacy of the plans and specifications, or otherwise.

In the event construction does not commence on a project for which the ARC has given its approval within on (1) year of the date of such approval, such approval shall lapse and it shall be necessary for the Owner to resubmit to the ARC for renewal of its approval. All approved landscaping must be completed within thirty (30) days of completion of the construction of a dwelling.