

Update from the Architectural Committee  
9/13/11

Members present: Dee Hall, Sharon Peterson and Katherine Tvaronas

The committee met briefly on 9/10/11 to discuss enforcement and surveillance of infractions to the covenants and restrictions. On 10/24/2000, a 6 page procedures and guidelines document was approved by the association. Those guidelines were updated in 2003 and are still viable to our association. Katherine Tvaronas will organize the guidelines and updates and report back to the committee. Basic policy on violations is to notify Owner of the violation, give time to correct, and then fine if not brought into compliance. If fine is not paid, lien will be placed on the property.

We feel that the Architectural Committee's main function is to insure the protection of our property values through enforcement of those guidelines. Over the years the same issues continue to surface.

#### Article 5

Section 7.6 a... General Rule, motor vehicles shall be stored in a garage as to conceal from view

Section 7.7 Garages...no Owner shall convert any garage to any use which prevents its use for vehicular parking

Section 7.19 Storage....except during construction, no storage of any materials outdoors

#### Amendment to Article 7, Section 7.22 Solar Devices

Solar and wind powered devices may be place on lots with the approval of the Architectural Committee. The siting of all structures shall be accomplished with a minimum of clearing and/or grading of the existing environment and as to protect the visual integrity of the site and the views from surrounding sites. Roof mounted solar devices shall be placed low enough on roof as to be shielded from view. Ground mounted devices shall be shielded from view as much as possible by screening.

Let's all work together, clean the stuff out of your garage so that your vehicles can be stored there, park other vehicles inconspicuously, and clean up any debris on your property. Take into consideration your neighbors view of your property. We all need to work together to protect our property values from further decline.

The committee will be scheduling neighborhood inspections from time to time, but please feel free to contact any of the committee members with any concerns or potential infractions.

Sincerely,

Dee Hall  
Chairperson  
505-660-1125