

LakeLand Village Community Club
Resolution No. 26

Architectural Control Committee

1. The Divisional Covenants for LakeLand Village vary in some respects with regard to the composition and authority of the Architectural Control Committee. In addition, the LakeLand Village Bylaws provide for the composition of Committees by the Board of Directors as specified therein. The purpose of this Resolution is to provide for these matters so that the Architectural Control Committee's work is as consistent as possible throughout the Divisions.

2. The Board of Directors shall appoint from among its members, up to a total of nine, to serve as members of the Architectural Control Committee; these members may also be removed by the Board at its discretion. All members of the Architectural Control Committee must be members of the Board of Directors. When acting as the Architectural Control Committee pursuant to this Resolution, it shall have the authority of the Association; however, members may appeal Architectural Committee decisions to the Board of Directors pursuant to Bylaws provisions for such appeals.

3. Generally, the Architectural Control Committee is responsible for considering project permit applications, assisting members with understandings of the controlling restrictive covenants and other rules and the approval process, ensuring compliance with controlling restrictive covenants and other rules, monitoring compliance with its decisions, considering reports of violations of property condition and other restrictive covenants and rules, recommending to the Board of Directors as it deems appropriate the consideration of amending existing rules or adopting new rules, and coordinating with the Board of Directors.

4. The different Divisional Covenants specify different rules about "projects," which includes, generally, all building or placement of any structures on any lot at LakeLand Village. All projects require pre-approval by the Architectural Control Committee as specified in the particular Divisional Covenants. When considering an application for project approval, the Architectural Control Committee shall consider the rules for such projects specified in the applicable Divisional Covenant; as well as other Association governing documents such as the Articles of Incorporation, Bylaws, and Resolutions.

5. In addition, the Divisional Covenants specify different rules about the composition and authorities of the Architectural Control Committee. When considering an application for project approval, the Architectural Control Committee shall consider the rules for its composition and authorities specified in the applicable Divisional Covenant; as well as other Association governing documents such as the Articles of Incorporation, Bylaws, and Resolutions.

6. Members are responsible for ensuring that their actions and their lots comply with restrictive covenants regarding Architectural Control Committee approval that apply to the same. In addition, future Divisions may be created, and made subject to future Divisional Covenants. Such future Divisional Covenants shall also be respected as they may apply.

7. The Divisional Covenants that apply to the Architectural Control Committee include the following. Note: the first six covenants refer to a Control Committee; this reference is to the current Board of Directors, and not the Architectural Control Committee:

a. Divs. 1-6: "An original and one copy of a simple, dimensioned preliminary structure plan, showing the design of the structure and its location on the lot, shall be submitted to the grantor herein or to the Control Committee, when one is formed, for its approval or disapproval. If upon examination the plan does not conform to these covenants, or if the design is not aesthetically adapted to the area and nearby developed properties; the plan shall be disapproved, and the owner shall not be permitted to proceed to build according to such plan. If no action is taken within thirty (30) days after submission of such plans, the same shall be deemed accepted."

Div. 7: " ARCHITECTURAL CONTROL

Section 1.

(a) The Architectural Control Committee (ACC), designated by the Board of Directors of the Club, shall act as administrators of this Article.

(b) The Committee shall consist of three (3) to nine (9) members as the Board of Directors shall designate.

Section 2.

(a) No structure or object of any kind, which cannot be considered part of the natural terrain, shall be constructed, altered or placed upon any property without the approval of the ACC. Any plans for clearing properties, including evergreen trees, shall be submitted to and approved by the ACC. Exterior lighting shall not be allowed to be an annoyance to neighbors. There shall be included with each proposal governed by this section one set of plans and specifications showing,

as applicable: (1) the size and dimensions of the improvement or nature and extent of the regulated conduct; (2) exterior design; (3) exterior color scheme; (4) the exact location of any improvement or regulated conduct on the property; (5) the location of driveways and parking areas; (6) the scheme for grading and drainage; (7) the areas to be cleared and evergreen trees to be removed; and (8) proposed landscaping. Property line setbacks shall conform with governmental regulations.

(b) Approval of said plans and specifications may be withheld if the proposed improvements or conduct is at variance with these covenants or if, in the sole opinion of the ACC, the proposed improvement will be detrimental to the community because of the grading and drainage plan, the location of the structure on the building site, color scheme, finish design, proportions, shape, height, style, appropriateness of material to be used thereon, interference with the view of other property owners within LakeLand Village, or other features not aesthetically adapted to the area and nearby developed properties.

(c) Proposed changes in the exterior (including color schemes) of all structures shall be submitted to the ACC for approval and may not be made unless approved.

(d) Owners may appeal any decision made by the ACC to the Board of Directors of the Club, whose decision shall be final.

(e) The ACC's approval or disapproval as required in these covenants shall be in writing. In the event that the ACC fails to approve or disapprove a proposal properly submitted to it within thirty (30) days after receipt by the ACC of plans and specifications, approval shall not be required.

(f) It shall be the responsibility of the ACC to determine that improvements have been constructed in accordance with the approved plans and specifications. Such determination must be made within sixty (60) days of the completion of the improvement. In the event the Committee shall determine that the improvement does not comply with the plans and specification as approved, it shall notify the owner within said sixty (60) day period, whereupon the owner, within such time as the Committee shall specify but not less than thirty (30) days, shall either remove or alter the improvement or take such action as the ACC shall designate. If no such action by the Committee is taken within sixty (60) days of the date of completion of the improvements, the improvements shall conclusively be deemed to be satisfactory to the ACC."

Div. 8,9: "ARCHITECTURAL CONTROL

Section 1.

a. The Architectural Control Committee designated by the Board of Directors of the Club shall act as administrators of the provisions of this Article

which shall govern construction or alteration of any building or structure upon any lot.

b. The Architectural Control Committee shall consist of as many persons as the Board of Directors of the Club shall designate but not less than three (3) nor more than nine (9). The Directors of the Club shall have the right to terminate the term of office of any member of the Architectural Control Committee at any time and to appoint new or additional members. The Club shall keep on file at its principal office a list of the names and addresses of the members of the Architectural Control Committee.

Section 2. Approval of Plans By Architectural Control Committee.

a. No building or other structure shall be constructed or altered upon any lot until there has been filed with and approved by the Architectural Control Committee plans and specifications for the same. There shall be included with each proposal, in the form satisfactory to the Architectural Control Committee, one set of plans and specifications showing (1) the size and dimension of the improvement; (2) the exterior design; (3) the exterior color scheme; (4) the exact location of the improvement on the Lot; (5) the location of driveways and parking areas; (6) the scheme for drainage and grading; (7) the areas to be cleared and trees and natural growth to be removed; and (8) proposed landscaping.

b. Approval of said plans and specifications may be withheld if the proposed improvement is at variance with these covenants. Approval may also be withheld if, in the opinion of the Architectural Control Committee, the proposed improvement will be detrimental to the community because of grading and drainage plan, location of the structure on the building site, color scheme, finish design, proportions, shape, height, style, appropriateness of material to be used thereon, inappropriate clearing of trees or natural growth, or other features not aesthetically adapted to the area and nearby developed properties.

c. Changes in exterior, including color schemes of all structures shall be submitted to the Architectural Control Committee for approval.

d. Owners may appeal any decision made by the Architectural Control Committee to the Board of Directors of the Club whose decision shall be final.

e. The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event that the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval will not be required.

f. It shall be the responsibility of the Architectural Control Committee to determine that improvements have been completed in accordance with the plans as submitted and approved. Such determination must be made within sixty (60) days of the completion of the improvement. In the event the Committee shall determine

that the improvement does not comply with the plans and specifications as approved, it shall notify the owner within said sixty (60) day period, whereupon the owner, within such time as the Committee shall specify, but not less than thirty (30) days, shall either remove or alter the improvement or take such action as the Architectural Control Committee shall designate. If no such action by the Committee is taken within sixty (60) days of the date of completion of the improvements, the improvements shall conclusively be deemed to be satisfactory to the Architectural Control Committee."

Div 10: "ARCHITECTURAL CONTROL

Section 1.

a. The Architectural Control Committee designated by the Board of Directors of the Club shall act as administrators of the provisions of this Article which shall govern construction or alteration of any building or structure upon any lot.

b. The Architectural Control Committee shall consist of as many persons as the Board of Directors of the Club shall designate but not less than three (3) nor more than nine (9). The Directors of the Club shall have the right to terminate the term of office of any member of the Architectural Control Committee at any time and to appoint new or additional members. The Club shall keep on file at its principal office a list of the names and addresses of the members of the Architectural Control Committee.

Section 2. Approval of Plans By Architectural Control Committee.

a. No building or other structure shall be constructed or altered upon any lot until there has been filed with and approved by the Architectural Control Committee plans and specifications for the same. There shall be included with each proposal, in the form satisfactory to the Architectural Control Committee, one set of plans and specifications showing (1) the size and dimensions of the improvement; (2) the exterior design; (3) the exterior color scheme; (4) the exact location of the improvement on the lot; (5) the location of driveways and parking areas; (6) the scheme for drainage and grading; (7) the areas to be cleared and trees and natural growth to be removed; and (8) proposed landscaping.

b. Approval of said plans and specifications may be withheld if the proposed improvement is at variance with these covenants. Approval may also be withheld if, in the opinion of the Architectural Control Committee, the proposed improvement will be detrimental to the community because of: grading and drainage plan, location of the structure of the building site, color scheme, finish design proportions, shape, height, style, appropriateness of material to be used thereon, inappropriate clearing of trees or natural growth, unreasonable interference with the

view of other property owners within Lakeland Village or other features not aesthetically adapted to the area and nearby developed properties.

c. No building or other structure may be constructed anywhere upon a lot except within the area staked upon the lot for that purpose by the developer, unless application is made to the Architectural Control Committee for permission to construct elsewhere and the Architectural Control Committee and Developer expressly find that the location of the structure will not unreasonably interfere with the view of other residents of LakeLand Village.

d. Changes in exterior, including color schemes of all structures shall be submitted to the Architectural Control Committee for approval.

e. Owners may appeal any decision made by the Architectural Control Committee to the Board of Directors of the Club whose decision shall be final.

f. The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event that the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval will not be required.

g. It shall be the responsibility of the Architectural Control Committee to determine that improvements have been completed in accordance with the plans as submitted and approved. Such determination may be made within sixty (60) days of the completion of this improvement. In the event the Committee shall determine that the improvement does not comply with the plans and specifications as approved, it shall notify the owner within said sixty (60) day period, whereupon the owner, within such time as the Committee shall specify, but not less than thirty (30) days, shall either remove or alter the improvement or take such action as the Architectural Control Committee shall designate. If no such action by the Committee is taken within sixty (60) days of the date of completion of the improvements the improvements shall conclusively be deemed to be satisfactory to the Architectural Control Committee."

Div. 11: "ARCHITECTURAL CONTROL

Section 1.

(a) The Architectural Control Committee designated by the Board of Directors of the Club shall act as administrators of the provisions of this Article which shall govern construction or alteration of any building, structure, or object upon any lot, except those lots described in Article VIII, Section 2 below.

(b) The Architectural Control Committee shall consist of as many persons as the Board of Directors shall designate but not less than three (3) nor more than nine (9). The Directors of the Club shall have the right to terminate the term of any office of any member of the Architectural Control Committee at any time and

to appoint new or additional members. The Club shall keep on file at its principal office a list of the names and addresses of the members of the Architectural Control Committee.

Section 2. Approval of Plans by the Architectural Control Committee.

(a) No building, fence, screen, barrier or any other structure or object of any kind, type or nature whatsoever which cannot be considered part of the natural terrain, shall be constructed, altered or placed, either permanently or temporarily, upon any lot until there has been filed with and approved by the Architectural Control Committee plans and specifications for the same. Any and all plans for clearing, tree cutting and/or removal, regardless of purpose, shall be submitted to and approved by the Architectural Control Committee in the manner set forth herein. Exterior lighting of any sort which is visible from a street, Common Area, or from any other dwelling in LakeLand Village, shall not be installed without first obtaining the permission of the Architectural Control Committee. There shall be included with each proposal governed by this section, in a form satisfactory to the Architectural Control Committee, one set of plans and specifications showing (1) the size and dimension of the improvement or nature and extent of the regulated conduct; (2) the exterior design; (3) the exterior color scheme; (4) the exact location of any improvement or regulated conduct on the lot; (5) the location of driveways and parking areas; (6) the scheme for drainage and grading; (7) the areas to be cleared and trees and natural growth to be removed; and (8) proposed landscaping. This shall include woodpiles, clotheslines, TV dishes, etc. Property line setbacks for the improvements shall be at the discretion of the Architectural Control Committee, subject to conformance with governmental regulations.

(b) approval of said plans and specifications may be withheld if the proposed improvements or conduct is at variance with these covenants or if, in the sole opinion of the Architectural Control Committee the proposed improvement will be detrimental to the community because of the grading and drainage plan, the location of the structure on the building site, color scheme, finish design, proportions, shape, height, style, appropriateness of material to be used thereon, inappropriate clearing of trees or natural growth, unreasonable interference with the view of other property owners within LakeLand Village, or other features not aesthetically adapted to the area and nearby developed properties.

(c) Proposed changes in the exterior (including color schemes) of all structures, shall be submitted to the Architectural Control Committee for approval, and may not be made unless approved.

(d) Owners may appeal any decision made by the Architectural Control Committee to the Board of Directors of the Club, whose decision shall be final.

(e) The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event that the Committee, or

its designated representative, fails to approve or disapprove a proposal property submitted to it within thirty (30) days after receipt by the Committee of plans and specifications, approval shall not be required.

(f) It shall be the responsibility of the Architectural Control Committee to determine that improvements have been completed in accordance with the plans as submitted and approved. Such determination must be made within sixty (60) days of the completion of the improvement. In the event the Committee shall determine that the improvement does not comply with the plans and specifications as approved, it shall notify the owner within said sixty (60) day period, whereupon the owner, within such time as the Committee shall specify, but not less than thirty (30) days, shall either remove or alter the improvement or take such action as the Architectural Control Committee shall designate. If no such action by the Committee is taken within sixty (60) days of the date of completion of the improvements, the improvements shall conclusively be deemed to be satisfactory to the Architectural Control Committee."

Div. 11A: "ARCHITECTURAL CONTROL

Section 1.

(a) The Architectural Control Committee designated by the Board of Directors of the Club shall act as administrators of the provisions of this Article which shall govern construction or alteration of any building, structure, or object upon any lot.

(b) The Architectural Control Committee shall consist of as many persons as the Board of Directors shall designate but not less than three (3) nor more than nine (9). The Directors of the Club shall have the right to terminate the term of any office of any member of the Architectural Control Committee at any time and to appoint new or additional members. The Club shall keep on file at its principal office a list of the names and addresses of the members of the Architectural Control Committee.

Section 2. Approval of Plans by the Architectural Control Committee

(a) No building, fence, screen, barrier or any other structure or object of any kind, type or nature whatsoever which cannot be considered part of the natural terrain, shall be constructed, altered or placed, either permanently or temporarily, upon any lot until there has been filed with and approved by the Architectural Control Committee plans and specifications for the same. Any and all plans for clearing, tree cutting and/or removal, regardless of purpose, shall be submitted to and approved by the Architectural Control Committee in the manner set forth herein. Exterior lighting of any sort which is visible from a street, Common Area, or from any other dwelling in LakeLand Village, shall not be installed without first obtaining the permission of the Architectural Control Committee. There shall be included with each proposal governed by this section, in a form satisfactory to the Architectural

Control Committee, one set of plans and specifications showing (1) the size and dimension of the improvement or nature and extent of the regulated conduct; (2) the exterior design; (3) the exterior color scheme; (4) the exact location of any improvement or regulated conduct on the lot; (5) the location of driveways and parking areas; (6) the scheme for drainage and grading; (7) the areas to be cleared and trees and natural growth to be removed; and (8) proposed landscaping. This shall include woodpiles, clothes lines, TV dishes, etc. Property line setbacks for the improvements shall be at the discretion of the Architectural Control Committee, subject to conformance with governmental regulations. (i) The Architectural Control Committee has limited the height of any improvements on Tracts 4 through 12 so as to protect the view of property owners across the County road or adjacent to these tracts. The highest point of the roof cannot exceed eighteen (18) feet above the County road level immediately in front of the house. (ii) Approval of building site locations shall be at the discretion of the Architectural Control Committee taking into consideration setbacks as shown on the recorded Plat.

(b) Approval of said plans and specifications may be withheld if the proposed improvements or conduct is at variance with these covenants or if, in the sole opinion of the Architectural Control Committee, the proposed improvement will be detrimental to the community because of the grading and drainage plan, the location of the structure on the building site, color scheme, finish design, proportions, shape, height, style, appropriateness of material to be used thereon, inappropriate clearing of trees or natural growth, unreasonable interference with the view of other property owners within Lakeland Village, or other features not aesthetically adapted to the area and nearby developed properties.

(c) Proposed changes in the exterior (including color schemes) of all structures, shall be submitted to the Architectural Control Committee for approval, and may not be made unless approved.

(d) Owners may appeal any decision made by the Architectural Control Committee to the Board of Directors of the Club, whose decision shall be final.

(e) The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event that the Committee, or its designated representative, fails to approve or disapprove a proposal properly submitted to it within thirty (30) days after receipt by the Committee of plans and specifications, approval shall not be required.

(f) It shall be the responsibility of the Architectural Control Committee to determine that improvements have been completed in accordance with the plans as submitted and approved. Such determination must be made within sixty (60) days of the completion of the improvement. In the event the Committee shall determine that the improvement does not comply with the plans and specifications as approved, it shall notify the owner within said sixty (60) day period, whereupon the owner,

within such time as the Committee shall specify, but not less than thirty (30) days, shall either remove or alter the improvement or take such action as the Architectural Control Committee shall designate. If no such action by the Committee is taken within sixty (60) days of the date of completion of the improvements, the improvements shall conclusively be deemed to be satisfactory to the Architectural Control Committee."

Div. 12: "ARCHITECTURAL CONTROL

Section 1.

(a) The developer shall serve as the Architectural Control Committee for five (5) years from the date of final plat approval. The Architectural Control Committee as designated by the Board of Directors of the Club shall serve as advisory members during this developmental period. Developer shall consider all views and suggestions of this committee.

(b) After the developmental period of five (5) years, the Architectural Control Committee designated by the Board of Directors of the Club shall act as administrators of the provisions of this Article, which shall govern construction or alteration of any building, structure, or object upon any lot.

(c) After the developmental period, the Architectural Control Committee shall consist of as many persons as the Board of Directors shall designate, but not less than three (3) nor more than nine (9). The Directors of the Club shall have the right to terminate the term of office of any member of the Architectural Control Committee at any time and to appoint new or additional members. The Club shall keep on file at its principal office a list of the names and addresses of the members of the Architectural Control Committee.

Section 2. Approval of Plans by the Architectural Control Committee.

(a) No building, fence, screen, barrier or any other structure or object of any kind, type or nature whatsoever which cannot be considered part of the natural terrain, shall be constructed, altered or placed, either permanently or temporarily, upon any lot until there has been filed with and approved by the Architectural Control Committee plans and specifications for the same. Any and all plans for clearing, tree cutting and/or removal, regardless of purpose, shall be submitted to and approved by the Architectural Control Committee in the manner set forth herein. Exterior lighting of any sort which is visible from a street, Common Area, or from any other dwelling in LakeLand Village, shall not be allowed to be an annoyance or nuisance to neighbors. There shall be included with each proposal governed by this section, in a form satisfactory to the Architectural Control Committee, one set of plans and specifications showing, as applicable (1) the size and dimension of the improvement or nature and extent of the regulated conduct; (2) the exterior design; (3) the exterior color scheme; (4) the exact location of any improvement or regulated

conduct on the lot; (5) the location of driveways and parking areas; (6) the scheme for drainage and grading; (7) the areas to be cleared and trees and natural growth to be removed; and (8) proposed landscaping. This shall include woodpiles, clothes lines, large satellite TV dishes, etc. Property line setbacks for the improvements shall be at the discretion of the Architectural Control Committee, subject to conformance with governmental regulations. (i) Approval of building site locations shall be at the discretion of the Architectural Control Committee, taking into consideration setbacks as shown on the recorded plat.

(b) Approval of said plans and specifications may be withheld if the proposed improvements or conduct is at variance with these covenants or if, in the sole opinion of the Architectural Control Committee, the proposed improvement will be detrimental to the community because of the grading and drainage plan, the location of the structure on the building site, color scheme, finish design, proportions, shape, height, style, appropriateness of material to be used thereon, interference with the view of other property owners within LakeLand Village, or other features not aesthetically adapted to the area and nearby developed properties.

(c) Proposed changes in the exterior (including color schemes) of all structures, shall be submitted to the Architectural Control Committee for approval, and may not be made unless approved.

(d) Owners may appeal any decision made by the Architectural Control Committee to the Board of Directors of the 'Club, whose decision shall be final.

(e) The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event that the Architectural Control Committee, or its designated representative, fails to approve or disapprove a proposal properly submitted to it within thirty (30) days after receipt by the Architectural Committee of plans and specifications, approval shall not be required.

(f) It shall be the responsibility of the Architectural Control Committee to determine that improvements have been constructed in accordance with the approved plans and specifications. Such determination must be made within sixty (60) days of the completion of the improvement. In the event the Committee shall determine that the improvement does not comply with the plans and specifications as approved, it shall notify the owner within said sixty (60) day period, whereupon the owner, within such time as the Committee shall specify, but not less than thirty (30) days, shall either remove or alter the improvement or take such action as the Architectural Control Committee shall designate. If no such action by the Committee is taken within sixty (60) days of the date of completion of the improvements, the improvements shall conclusively be deemed to be satisfactory to the Architectural Control Committee."

Divs. 12-2, 14: "ARCHITECTURAL CONTROL

Section 1.

(a) The developer shall serve as the Architectural Control Committee for five (5) years from the date of final plat approval. The Architectural Control Committee as designated by the Board of Directors of the Club shall serve as advisory members during this developmental period. Developer shall consider all views and suggestions of this committee.

(b) After the developmental period of five (5) years, the Architectural Control Committee designated by the Board of Directors of the Club shall act as administrators of the provisions of this Article, which shall govern construction or alteration of any building, structure, or object upon any lot.

(c) After the developmental period, the Architectural Control Committee shall consist of as many persons as the Board of Directors shall designate, but not less than three (3) nor more than nine (9). The Directors of the Club shall have the right to terminate the term of office of any member of the Architectural Control Committee at any time and to appoint new or additional members. The Club shall keep on file at its principal office a list of the names and addresses of the members of the Architectural Control Committee.

Section 2. Approval of Plans by the Architectural Control Committee.

(a) No building, fence, screen, barrier or any other structure or object of any kind, type or nature whatsoever which cannot be considered part of the natural terrain, shall be constructed, altered or placed, either permanently or temporarily, upon any lot until there has been filed with and approved by the Architectural Control Committee plans and specifications for the same. Any and all plans for clearing, tree cutting and/or removal, regardless of purpose, shall be submitted to and approved by the Architectural Control Committee in the manner set forth herein. Exterior lighting of any sort which is visible from a street, Common Area, or from any other dwelling in LakeLand Village, shall not be allowed to be an annoyance or nuisance to neighbors. There shall be included with each proposal governed by this section, in a form satisfactory to the Architectural Control Committee, one set of plans and specifications showing, as applicable (1) the size and dimension of the improvement or nature and extent of the regulated conduct; (2) the exterior design; (3) the exterior color scheme; (4) the exact location of any improvement or regulated conduct on the lot; (5) the location of driveways and parking areas; (6) the scheme for drainage and grading; (7) the areas to be cleared and trees and natural growth to be removed; and (8) proposed landscaping. This shall include woodpiles, clothes lines, satellite TV dishes, etc. Property line setbacks for the improvements shall be at the discretion of the Architectural Control Committee, subject to conformance with governmental regulations.

(i) Approval of building site locations shall be at the discretion of the Architectural Control Committee, taking into consideration setbacks as shown on

the recorded plat. In addition, lots 31 and 32 must also obtain building site approval from the developer.

(b) Approval of said plans and specifications may be withheld if the proposed improvements or conduct is at variance with these covenants or if, in the sole opinion of the Architectural Control Committee, the proposed improvement will be detrimental to the community because of the grading and drainage plan, the location of the structure on the building site, color scheme, finish design, proportions, shape, height, style, appropriateness of material to be used thereon, interference with the view of other property owners within LakeLand Village, or other features not aesthetically adapted to the area and nearby developed properties.

(c) Proposed changes in the exterior (including color schemes) of all structures, shall be submitted to the Architectural Control Committee for approval, and may not be made unless approved.

(d) Owners may appeal any decision made by the Architectural Control Committee to the Board of Directors of the Club, whose decision shall be final.

(e) The Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing. In the event that the Architectural Control Committee, or its designated representative, fails to approve or disapprove a proposal properly submitted to it within thirty (30) days after receipt by the Architectural Committee of plans and specifications, approval shall not be required.

(f) It shall be the responsibility of the Architectural Control Committee to determine that improvements have been constructed in accordance with the approved plans and specifications. Such determination must be made within sixty (60) days of the completion of the improvement. In the event the Committee shall determine that the improvement does not comply with the plans and specifications as approved, it shall notify the owner within said sixty (60) day period, whereupon the owner, within such time as the Committee shall specify, but not less than thirty (30) days, shall either remove or alter the improvement or take such action as the Architectural Control Committee shall designate. If no such action by the Committee is taken within sixty (60) days of the date of completion of the improvements, the improvements shall conclusively be deemed to be satisfactory to the Architectural Control Committee."

8. Process - General. The Architectural Control Committee (ACC) is responsible for both administering applications and investigating allegations of property condition and other violations. The ACC will consider each contact about any of these matters to be an opportunity to work collegially with the member, educate them about the rules and their application, support their projects, and come to a mutually agreeable solution; while at the same time respecting the rules that apply. Members will be treated with respect and civility insofar as they allow that to

be possible. Results will be documented.

9. Process - Decision-Making. The ACC will make its decisions primarily informally, meeting regularly on Tuesdays, and following up with members as reasonably mutually convenient and timely. Meetings will not be called to order, but will be conducted informally. The following are guidelines for the ACC in its work. Where necessary, in the spirit of this Resolution, the ACC may deviate, or it may follow additional rules and guidelines that are reasonably calculated to meet this standard:

- Members seeking pre-approval of their projects must provide to the Association a completed project permit application on LakeLand Village forms. These applications must include plans and specifications as specified in the Divisional Covenants; these include, generally, the following: (1) the size and dimension of the improvement or nature and extent of the regulated conduct; (2) the exterior design; (3) the exterior color scheme; (4) the exact location of any improvement or regulated conduct on the lot; (5) the location of driveways and parking areas; (6) the scheme for drainage and grading; (7) the areas to be cleared and trees and natural growth to be removed; and (8) proposed landscaping.
- The ACC meets regularly every Tuesday, and more often as needed. At each Tuesday meeting, the Committee considers permit applications that have been submitted to the Association since the last Tuesday meeting. The ACC first screens the applications for compliance in general with controlling rules.
- The ACC then arranges to meet with the applicant and/or their contractor to discuss the application, as many times as needed to ensure compliance and assist with compliance. This meeting can take place after the Tuesday ACC meeting, or as soon thereafter as practical.
- The applicant will be expected to mark, paint and flag as appropriate aspects of the project that will be better understood as a result, and to include complete information with the application. All of this depends on the individual project and its scale and Divisional Covenants that apply, and is at the discretion of the ACC.
- New construction and major remodeling projects require a meeting with the ACC at the Association office prior to commencement of construction. Contractors are guided to understandings of the requirements, including noise restrictions, hours of construction restrictions, and so on.
- Decisions are made by the ACC, and can include approval, denial, approval with conditions, or denial with opportunity to correct and/or re-submit.

Decisions can also be postponed until a future ACC meeting if the information provided is not enough to make a decision.

- Decisions can also be made pending the approval of governmental agencies with jurisdiction, such as Mason County or the State of Washington, depending on the project.
- The ACC makes decisions by a majority vote. The vote will be taken among the ACC members who are available and understanding of the circumstances, and may be taken informally, at the site, over the telephone, or in any other way that complies with these rules. Any decision must be evidenced by the signatures of at least three ACC members.
- The ACC will monitor progress for compliance, support, and whether the project has deviated from any approval or approval conditions.
- The ACC also follows up on complaints about property condition and other rule violations, and addresses those in their Tuesday meetings. If necessary, it is responsible for contacting members with property condition compliance issues and attempting to help the members understand the rules and come into compliance.
- The ACC chair will keep a running log of contacts and other events for each project.

10. Members who have had projects approved prior to the adoption of this Resolution; which were completed as approved, where approval was required; will be considered to have been properly approved, and all those prior approvals are ratified by this Resolution.

11. Members who have undertaken projects which were not consistent with the approval process in effect at the time of the project; and/or which are in violation of applicable restrictive covenant(s); have no right to continue to maintain those projects, and will be required to remove them upon notice from the Board.

12. Where no approval for a particular project is required by the applicable restrictive covenants, no approval process will be required, but compliance with restrictive covenant provisions remains mandatory.

13. All projects must be neat in appearance, and none may violate a restrictive covenant that specifies, "[n]o noxious or offensive activities shall be carried on upon a lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood."

14. Failure to respect the provisions of the applicable restrictive covenant(s) regarding approval, substantive restrictive covenants regarding property conditions or other rules, or the provisions of this Resolution, may subject the member to a fine as specified in LakeLand Village Community Club fine policies. If the Board of Directors determines at any time with respect to the terms or intent of this Resolution, that an emergency exists, or that the Member involved would not likely cooperate with the terms or intent hereof, it may choose to seek an immediate injunction and/or any other available remedy, including damages and otherwise as provided in the Bylaws.

15. Failure to enforce any part of this Resolution at any time does not constitute a waiver of the right to enforce the same part, any other part, or any other matter against the same member, or any other member, at any other time.

16. All LakeLand Village Community Club governing documents apply to all matters addressed herein.

THIS RESOLUTION was adopted by the LakeLand Village Community Club Board of Directors this _____ day of _____, 2019.

President, Board of Directors

Secretary, Board of Directors