

# STONE RIDGE CONDOMINIUM HOMEOWNERS ASSOCIATION ARCHITECTURAL CONTROL POLICIES AND PROCEDURES

## POLICIES

To promote the aesthetic harmony and continuing attractiveness of Stone Ridge Condominium Homeowners and to facilitate the beneficial operation of the residential areas thereof, the Stone Ridge Condominium Homeowners Condominium Association Board has adopted the following Architectural Control Policies and Procedures. These policies provide for community appearance standards and coordinated administration of those items related to community appearance throughout the community.

The Board of Directors and/or the Architectural Control Committee is responsible for the approval of alterations and modifications to all Limited Common Elements. The Condominium By-laws stated in Article VI, Section 3, contain the general requirement. They are:

**Section 1. Architectural Standards and Residential Use.** All improvements made within any Unit or outside the boundaries of a Unit, including, without limitation, landscaping, construction of a Residence or Structure (such as a deck or garage), and the use and occupancy thereof, shall comply of the bylaws, if the Structure, Residence, deck or garage to be built within the Unit or outside the boundaries of a Unit is not to be constructed by the Developer or an affiliate thereof, then before construction of any improvements are made to a Unit or outside the boundaries of a Unit, plans and specifications prepared, including grading, site, landscaping and irrigation plans, showing the nature, size, shape, elevations, height materials, color scheme, and location of all improvements, shall be submitted to and approved in writing by the Developer, (or the Architectural Control Committee, as the case may be), as more fully set fort in the bylaws. In addition to all of the other restrictions and requirements of this section, in no event may an Owner construct any Structure of other improvements outside the boundaries of a Unit. The Developer intends by these restrictions to create and perpetuate a beautiful, serene, private residential condominium community consistent with the highest standards.

### **General**

1. The Board may appoint representatives to an Architectural Control Committee to enforce these policies and review applications for alterations and modifications.
2. Alteration and modification requests will be considered only if submitted in accordance with procedures established by the Stone Ridge Condominium Homeowners Condominium Association.
3. These requests shall be acted on in writing, within a reasonable time.

4. The initial approval granted by the Board or Architectural Control Committee shall constitute only as authority to construct. Any construction so approved shall be in accordance with the approved request, the municipality building code and shall be subject to their permits and final inspections.
5. The Board reserves the right to use any authorities granted to it under the Master Deed and Condominium By-laws as well as any other rights available to enforce these policies and related procedures.
6. Once approved, alterations/modifications made by an Owner and /or contractor shall be done without expense or liability to the Association. Owners shall be responsible for the following but not limited to:
  - 6.1 Damage to sod, landscaping, final building grades, fences, irrigation system, and utilities during construction;
  - 6.2 Damage to neighboring units, both interior and exterior during construction;
  - 6.3 Injury to themselves, members of the public workmen;
  - 6.4 Damage to their unit or neighboring units caused during or after construction as a result of improper construction or a change in drainage;
  - 6.5 Maintenance of decks, patios or landscaping, installed in accordance with Article VI, Section 1 of the Master Deed;
  - 6.6 Removal and/or relocation of any existing structures, landscaping, etc., in connection with said installations;
  - 6.7 The subsequent removal of decks, patios or landscaping, as required to allow access to the association, municipality, or utility companies for the purpose of carrying on necessary repairs or maintenance;
  - 6.8 Removal of construction debris/trash shall be within two days of alterations/modification completion.
7. Alterations/modifications once started shall be completed in a timely manner, without delay.
8. The Association Board or its designated Architectural Control committee or a property management company shall act as receiving agent for all alteration and modification problems, concerns, applications, and correspondence.
9. The Association reserves the right to periodically inspect alterations/modification for adequate maintenance and if in the Association's opinion adequate maintenance has not been performed, request the same of Owner. Should Owner fail to comply, the Association reserves the right to arrange for needed maintenance and charge Owner for same plus a 10% service charge for the arrangements made.