

9/85

CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE (A.C.C.) GUIDELINES

**Authority:**

WHEREAS Article IX of the Revocation and Revision of Restrictions of Timberlane Section 12 states that "No building, fence, wall or other structure shall be commenced, erected or maintained upon an Owner's Property, nor shall any exterior addition to, or change or alteration therein (including, but not limited to changes of the kind specified in Article VII, Section 3 hereof), be made, nor shall any landscaping of any Owner's Property be undertaken until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted by certified mail, postage prepaid, return receipt requested to, and approved in writing by, the committee as to harmony of external design and location in relation to surrounding structures and topography."

**Purpose:**

WHEREAS there is a need for the Architectural Control Committee to establish guidelines so they can act upon written request in a fair and consistent manner.

**Specification:**

NOW THEREFORE BE IT RESOLVED to adopt the following guidelines and standards to be used in the review of all architectural additions or changes to the lots.

ADMINISTRATIVE

1. The Architectural Committee will consider only written requests for architectural changes. Requests should be submitted on an approved form available from the management company.
2. If an architectural change request is rejected, the homeowner is free to request that the committee reconsider it's position and must provide any additional information needed to clarify any questions the committee may have.
3. "In the event that any plans and specifications are submitted to the A.C.C. as provided herein, and the Committee shall fail either to approve or reject such plans and specifications with in a period of thirty (30) days following the Committee's receipt of such submission, such failure shall be deemed to be an approval by the committee for all purposes."

OUTBUILDINGS

Shall be constructed in accordance with the Revocation and Revision of Restrictions, especially Article IV, Sections 2 and 8 and Article IX, Section 2.

1. Approval of outbuildings will be made on an individual basis.
2. "...the use of a storage building not to exceed seven feet (7') in height, eight feet (8') in width, and ten feet (10') in length, with 560 cubic feet of enclosed, roofed area, provided that said storage building is positioned on each Owner's Property in a manner such that the 5½ feet of said building is screened from view from any street in the subdivision by a fence duly approved by the Architectural Control Committee as proved herein and installed at or near the perimeter of the lot or Owner's Property on which the storage building is located, and provided further, that said storage building is built and maintained in a manner consistent with these restrictions."
3. The color of an outbuilding should be in harmony with the existing colors of the house and the surrounding neighborhood and shall be examined on an individual basis and approved by the committee. Approval of the color of an outbuilding shall not be unreasonably withheld.

#### PLAYHOUSES

Shall meet the requirements of all other outbuildings.

#### ROOM ADDITIONS

1. A request for room additions to existing residences shall be reviewed on an individual basis.
2. Requests shall be accompanied with detailed plans, building materials, painting requirements and time tables for construction.
3. "The exterior walls of all residences shall not be less than 51% masonry", as stated in the Revocation and Revision of Restrictions, Article IV, Section 4.
4. All exterior materials, siding or brick veneer shall be of such quality and texture as to enhance the overall appearance of the residence.
5. Roof shingles shall be of a uniform design and color all over the residence.
6. If more than 60 days is required for completion of construction, additional time may be requested by the homeowner in writing stating the reasons for the delay.

#### PATIO COVERS

Shall be constructed in accordance with the Revocation and Revision of Restrictions.

1. Approval of patio covers will be made on an individual basis.
2. Patio covers will be constructed only in the area of the patio.

#### PAINTING

1. The colors and scheme to be used in painting a residence shall be consistent with the overall scheme of the subdivision so as not to detract from the overall appearance there of.
2. Samples of the paint shall be submitted with the request for architectural approval.
3. In the event that the residence is to be repainted the same colors as those originally used, no samples will be necessary.
4. If two owners of a paired unit cannot agree on a "new" color, the building will be painted as close to the original color as possible.

#### GUTTERS

The addition of gutters to a house must be approved by the A.C.C.

1. Gutters must be painted as to the harmony of the residence or the trim thereon and shall be kept in good repair.

#### MAILBOXES

1. Any changes to the mailbox structure must be approved by the A.C.C.
2. Approval of the mailbox request shall not be unreasonably withheld.

#### FENCES

1. A request for a fence shall be reviewed on an individual basis.
2. "No fence or wall shall be erected, placed or altered on any lot nearer to the street than the minimum front building set back lines as shown on the subdivision plot, and no fence or wall shall exceed six (6') feet in height above ground level unless otherwise approved by the A.C.C.

#### WINDOW AIR CONDITIONERS

1. "No window or wall-type air conditioners shall be permitted to be used, erected, placed or maintained on or in any building..." without A.C.C. approval.
2. Requests for window or wall-type air conditioners will be considered on an individual basis.

#### STORM DOORS

1. Storm doors will be permitted provided they are in harmony of the

STORM DOORS (continued)

resident or the trim thereon and shall be kept in good repair.

2. Request for storm doors will be considered on an individual basis.

TIN FOIL IN THE WINDOWS

1. Tin foil or aluminum foil shall not be permitted to remain in any window within public view from any street in the subdivision.

CHRISTMAS/HOLIDAY SEASON OUTDOOR LIGHTING/ORNAMENTS

1. No A.C.C. approval will be needed for Christmas decorations placed up on exterior of an Owner's Property if they are displayed between November 15 and January 15.
2. If there is a need for decorations prior to or after the approved dates set above, A.C.C. approval will be necessary.
3. If decorations are displayed on an Owner's Property prior to or after the approved dates, it shall be deemed in contravention of these guidelines and the Board of Directors shall proceed as if a violation has occurred.

GENERAL CONDITIONS

1. All modifications or additions to existing structures must be completed within sixty (60) days of the time they are begun unless otherwise specifically agreed to by the A.C.C. If not completed within the time allotted, the Board of Directors shall proceed against the homeowner as if a violation of the Deed Restrictions has occurred.
2. All additions or modifications must be made in a workmanlike manner in order to enhance the overall appearance of Timberlane 12.
3. Any additions or modifications which would meet these guidelines and standards, but which are erected in an unworkmanlike manner and which detract from the overall appearance of Timberlane 12 subdivision shall be deemed to have been erected in contravention to the approval of A.C.C. and the Board of Directors shall proceed as if a violation has occurred.
4. These guidelines have been established in accordance with the Revocation and Revision of Restrictions of Timberlane 12. If there is a contradiction between these guidelines and the Deed Restrictions, the Deed Restriction shall have precedence.