

NANTUCKET VILLAGE HOMEOWNERS ASSOCIATION

DESIGN REVIEW POLICY

Nantucket Homeowners Association has established the following Design Review Policy and any applicable monetary fines for violations. This Policy will be deemed part of the Association Rules and is subject to amendment or modification at any time by majority vote of the Board.

Architectural Control provision per Article 4, Section 4.1 (a) of the Association Covenants, Conditions and Regulations (CC&Rs): The Property is subject to architectural control as established by the Design Review Committee. Except as otherwise expressly provided in this Declaration, no improvements, alterations, repairs, excavation, grading, landscaping or other work which in any way alters a Lot, or the exterior appearance of improvements located thereon, shall be made or done without the prior approval of the Design Review Committee. No changes or deviations in or from the plans and specifications once approved by the Design Review Committee shall be made without prior written approval of the Design Review Committee. The exterior of any building fence, wall, residence or other structure shall not be commenced, erected, maintained, improved, altered, or made without the prior written approval of the Design Review Committee. All subsequent additions to or changes or alterations in any building, fence, wall or other structure, including exterior color scheme, with all changes in the grade of Lots, shall be subject to the prior written approval of the Design Review Committee.

First Notice

In the event that an owner should make any improvements, alterations, repairs, excavation, grading, landscaping or other work which in any way alters a Lot, or the exterior appearance of improvements located thereon without the prior written approval of the Design Review Committee will receive a onetime courtesy warning of the violation.

Assessment of Monetary Penalty

In the event that the owner begins another project without prior written approval, the Association will assess a Monetary Penalty of two hundred fifty dollars (\$250) dollars. This fine will be assessed each time the owner begins a project without prior written approval.

Opportunity to be Heard

The Association recognizes each Owner's right to explain the reasons why there is a violation of the CC&R's or the other Project Documents, particularly if the violation results in an assessment. Before any fine is assessed, an Owner has the opportunity to request a hearing before the Board of Directors. The Owner must provide timely written request for a hearing. If the hearing is scheduled, and attended, the Owner is bound by the decision of a majority of the Board.

Nantucket Village Board President _____

Thomas Hahn

Digitally signed by Thomas Hahn
DN: cn=Thomas Hahn, ou=Nantucket Village HOA, ou=President,
Date: 2015.10.14 10:44:52 -0700

Date _____