

Architectural Rules

This is a summary of CC&R architectural rules, for more indepth information see you CC&R's and homeowners Rules and Regulations.

Architectural Control Article VII

No alterations, improvements, or repairs to any building, fence, wall, or any other structure or landscaping may be done without prior written approval by the architectural committee or Board of Directors.

Changes to the Exterior of Building or Property

All decisions of the architectural committee or the Board of Directors shall be final and no lot owner or other party shall have recourse its refusal to approve any proposed improvement or alteration.

Party Walls Article VIII

Walls built as part of the original construction of the homes upon the properties and place on the dividing line between the lots shall constitute a party wall. The owners of lots who have a party wall share the responsibility of maintaining such wall. In the event of damage or destruction of the wall by one owner and his/her family or guests, it is such owner's responsibility to repair or replace the party wall without cost to the owner of the adjoining property. If repair or replacement of party wall is necessary due to normal deterioration, it will be the responsibility of both owners.

Roofs, Article IX

The owner is responsible for maintenance and replacement of the roof and assumes all cost.

Maintenance by Owner Article X (Dwelling, Pest Control, and Landscaping)

Each Owner shall be responsible for the upkeep and maintenance of the interior and exterior of his dwelling and his lot (Painting will be maintained by each owner of lot and will be required to use specified paint brand and colors).

All fixtures and equipment installed within a dwelling unit and on owner's lot shall be maintained, repaired and replaced by the owner.

Termite control shall be the responsibility of the owner.

Owner shall do no act that will impair the structural soundness or integrity of dwelling unit. Owner will not do any act or allow any condition to exist will adversely affect the other dwelling units or their owners.