

# FERNSHIRE FARMS HOMEOWNERS ASSOCIATION

## Policy Resolution For Approval of Architectural Applications

**WHEREAS**, Article V of the Declaration of Covenants, Conditions and Restrictions (Declaration) for the Fernshire Farms Homeowners Association, hereinafter referred to as Association, requires that homeowners wishing to modify the external appearance of a Lot or Structure to submit plans and specifications for approval of an Architectural Committee appointed by the Board of Directors.

**WHEREAS**, Article V of the Declaration authorizes the Board of Directors to establish rules and regulations regarding the procedures for filing and processing of applications for changes and for the time and manner of implementing approved applications.

**WHEREAS**, Section 5.1 of the Architectural Control Guidelines (Guidelines) requires the Board of Directors to provide written notice of any violation of the Association's Declaration, Bylaws or Rules and Regulations.

**WHEREAS**, The Board of Directors for the Association desires to establish a policy for review of architectural applications which have been submitted after a homeowner has been notified of a violation of the Declaration and/or Rules and Regulations.

**NOW, THEREFORE, BE IT RESOLVED THAT**, in support of the above, the Board of Directors hereby declares and adopts the following policy:

### \*\*\*\*\* POLICY \*\*\*\*\*

1. The following policy hereby amends Chapter 2 of the Association's Architectural Control Guidelines and supercedes any and all other policies which may have been previously enacted by any Board of Directors for the Association regarding the basis for approval, conditional approval or disapproval of architectural applications which have been submitted after a homeowner has been notified of a violation of the Declaration and/or Rules and Regulations.
2. The Board of Directors hereby authorizes the Architectural Control Committee (ACC) to consider an outstanding architectural or maintenance violation as a basis for denial or conditional approval of any application for exterior modification .
3. This policy may be amended from time to time in accordance with applicable provisions of the Declaration and of applicable statutes.

EFFECTIVE DATE:      October 23, 2007