

THE SADDLEBROOK HOMEOWNERS ASSOCIATION, INC.
AND SADDLEBROOK SOUTH HOMEOWNERS
ASSOCIATION, INC.

ARCHITECTURAL CONTROL GUIDELINES

Adopted 5/26/21

ARCHITECTURAL CONTROL GUIDELINES

The Saddlebrook and Saddlebrook South are unique planned communities located in Pike Township, Marion County, Indiana. The Saddlebrook Homeowners Association, Inc. (also referred to as Saddlebrook Central) and Saddlebrook South, Inc. have established these Architectural Control Guidelines in order to protect property values within the community and to provide standards for improvements proposed to be made by homeowners within the community. These Guidelines are also in addition to the requirements of the Plat Covenants, the Declaration of Covenants and Restrictions, and relevant governmental laws for the associations. These Architectural Control Guidelines are cross-referenced and authorized by the Declaration of Covenants and Restrictions recorded with the Marion County Recorder.

No improvements, alterations, repairs, excavation, changes in grade or other work which in any way alters the exterior of any lot or the improvements located thereon from its natural or improved state shall be made or done without the prior approval of the Architectural Control Committee. The purpose of the Architectural Control Committee is to regulate the external design, appearance, use and location of improvements on the real estate in such manner to preserve and enhance values and to maintain a harmonious relationship among structures, improvements, and natural vegetation and topography. Details regarding architectural control may be found in the Declarations of Covenants and Restrictions.

The Architectural Control Committee or Association Board of Directors will render a decision within thirty (30) days of the receipt of a complete and accurate application. No incomplete request will be reviewed by the Architectural Control Committee or Board of Directors. Any request that is contrary to these Architectural Control Guidelines will be deemed to have been denied automatically, and the Architectural Control Committee or Board of Directors shall not be required to deny such a request in writing or otherwise. In all cases, approval of a request must be received prior to the commencement of construction.

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FENCING REQUIREMENTS

APPROVED TYPES: The following types of fences will generally be approved by the Architectural Control Committee:

- A. Board-on-board fence
- B. Cape Cod fence
- C. Picket fence
- D. Wrought iron fence
- E. Vinyl

DISAPPROVED TYPES: The following types will generally NOT be approved by the Architectural Control Committee:

- A. Plain chain-link fence
- B. Vinyl-clad chain-link fence
- C. Stockade-style fence
- D. Split rail fence

ALL fence types must be approved by the ACC prior to the fence installation. The ACC reserves the right to inspect the fence any time before, during or after construction to ensure compliance with the approved fencing plan. A lot owner whose lot adjoins the golf course may not install any fence that is taller than 4 feet or that will obstruct another lot owner's view of the golf course.

Saddlebrook (Central) Only: Fencing on lot lines along 56th Street shall be limited to a 6 foot shadow box variety with no fencing allowed in landscape easements.

Saddlebrook (South) Only: Fencing on lot lines along 56th Street and association owned pond must not exceed 4 feet in height and cannot obstruct another lot owner's view of the pond or 56th Street. Fencing type must be of wrought-iron style:

Frame rails shall not exceed 5/8 inches X 5/8 inches x 8 feet.

Pickets shall not exceed 5/8 inches X 5/8 inches X 4 feet.

Gap between pickets shall not be less than 3 3/4 inches.

FENCING LOCATIONS: All fencing must be approved prior to the installation of a given fence. The following are guidelines regarding fencing locations that generally will be approved by the ACC:

A) No fencing will be allowed forward of the rear corner of the house. For corner lots, this includes the side yard facing the side street of the residence.

B) Fencing of rear yard and side yard setback easements will be discouraged by the ACC. Any fencing in such easements shall be the sole responsibility of the lot owner.

FENCING: APPROVED CONSTRUCTION TECHNIQUES: All fencing shall be constructed of quality materials, such as treated lumber. All fencing shall be properly braced with all posts either concreted into ground or placed at depth whereby the fence will be secure and will not move.

FENCE STAIN/PAINT OPTIONS: The Associations' community standard is to use a brown earth toned stain color on fences and decks unless the structure's wood will remain natural. Fences and decks may be stained or painted and must still be officially approved by the committee with an application that lists the proposed color. Owners may submit proposed colors outside of the suggested options to the ACC for consideration during the application process. Please remember to receive approval for the project prior to starting as not all colors will be approved.

FENCING MAINTENANCE: All fences must be maintained in a reasonable fashion. Any warped boards shall be replaced on a timely basis. Any painted fences shall be maintained whereby the fence always has an attractive appearance. **FENCING & BRACING:** All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the ACC.

INVISIBLE FENCING: Requests for invisible fencing will be approved subject to ACC approval of proposed fence location prior to installation. All controller boxes, etc. shall be hidden from view.

DOG KENNELS AND HOUSES: No dog kennels are allowed. All dog houses must be approved by the ACC prior to construction in terms of both location and materials. Dog houses should be placed in a location whereby they are not eyesores or nuisances to surrounding homeowners. The view of each dog house must be screened with either fencing or landscaping as approved by the ACC. All dog houses must be constructed of quality materials with roof shingle colors and siding and trim to match the colors of the residence of the applicant.

MINI BARN, EXTENDED STORAGE SPACES AND ACCESSORY STRUCTURES: Requests for the approval of mini barns, extended storage spaces and accessory structures will be denied. Any other proposed accessory structure must be approved by the ACC prior to construction and must be appropriately screened from view.

SIDING/TRIM: Siding and trim replacement materials that will be considered during the application process will include vinyl, cedar wood, cement board, composite or other commercial plastic products. All siding and trim must represent the current cedar look of the neighborhood. If 25% or more of the siding must be replaced on any side, full side replacement is required. All siding replacement must match current color of house or be painted to match existing siding. All requests for any changes to the siding or trim must be submitted to the ACC for approval.

ROOF SHINGLES: All replacement of roofs must be approved by the ACC. Dimensional shingles are the preferred style of shingle in the neighborhood. Preferred colors: Owens Corning- Estate. Partial replacements are strongly discouraged and must also be submitted for review. If 25% or more of the shingles must be replaced on any side of the roof, full roof replacement is required.

ANTENNAS, TV, RADIO AND SATELLITE DISHES: Typically, requests for the attachment of a TV or radio antenna to the exterior of a home will be denied. Requests for the installation of satellite dishes will be denied unless such satellite dish is 39 inches or less in diameter and it is installed in the most reasonably unobtrusive location on the house.

ANTENNAS, TV, RADIO AND SATELLITE DISHES:

Preferred Locations:

Roof-mount satellite dishes may be installed providing they are not closer than 6 feet from the front of the house and installed on garage side of house.

Ground-mount satellite dishes may be installed - installation in front or sides of house must include landscape screening.

SOLAR ENERGY: The Board of Directors has specifically adopted the following policies and guidelines applicable to the installation of residential solar power systems by owners on properties within the subdivision:

- A. Pursuant to the governing documents, all solar power system projects must be approved in writing by the Architectural Control Committee prior to commencing any construction or installation activities on the Lot. The owner must also obtain all necessary city/county permits to the extent such permits are required. It is recommended that Association approval be obtained prior to seeking necessary city/county permits.
- B. Solar energy systems may only be installed in locations approved by the Architectural Control Committee. Unless otherwise approved by the Committee, the system may not be installed in a location other than the roof of the dwelling of the owner installing the system.
- C. Subject to criteria set forth herein and applied by the Architectural Control Committee, owners may install roof-mounted solar panels or solar shingles. Surface panels (i.e. mounted to the walls or the ground) will not be approved.
- D. Roof-mounted panel designs will generally be approved only on the non-street-facing sides of the roofs. Proposals to install roof-mounted panels on the street-facing sides of roofs will only be considered if the owner can provide to the Board's satisfaction that it is impossible to achieve sufficient energy capture (defined as up to 100% of historic electric usage averaged over at least one year) or will substantially increase the cost of installing the panels.
- E. Roof-mounted solar shingles may be approved on the street-facing sides of the roofs, subject to these guidelines and other criteria as may be applied by the ACC. Solar shingles must contain a non-glare finish on the surface of the panels. All solar shingles must be a textured or matte finish.
- F. Roof-mounted solar panels must conform to existing roofing geometry, must be generally flush with the roof, and must be installed at the same angle and slope of the roof. Furthermore, the top edge of the panels may not extend above the roof peak, and must be located entirely within a boundary defined by the roof eaves and peak. The panel distance above the existing roof surfaces must be minimized.
- G. Converter unit, batteries and all other ancillary equipment must be installed within the house.

- H. The color of the solar system must match the existing roof color. Any exposed electrical conduit must be colored (e.g. powder coated) to be color-matched to the roof.
- I. The system must be installed in a professional manner.
- J. The Committee may insist that certain types of warranties be obtained in conjunction with the project and may request proof of such warranties as a condition of approval.
- K. Solar energy systems will not be approved – and may be removed by the Association – in any of the following circumstances:
 - i. The system threatens public health or safety.
 - ii. The system violates a law or ordinance.
 - iii. The system is installed on property owned and/or maintained by the Association.
 - iv. The system is installed on any other property that is not owned or maintained by the owner.
 - v. The system has a frame, support bracket, or visible piping or wiring that does not match the roof and house paint color.
 - vi. The system is installed in a manner that voids material warranties.
 - vii. The system substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to a reasonable person of ordinary sensibilities.
 - viii. The owner installed the system prior to obtaining written approval from the committee.
- L. At its discretion, the Committee may, from time to time, apply other criteria for installation of solar energy systems based upon Lot location, harmony of design, visibility to other homes, suitability of materials and contractors, workmanship, and effect on property values. This means requests will be considered individually. What is approved for one Lot may not be approved for another if those considerations are substantially different. In general, however, the same guidelines will apply to all Lots.

DECKS: Requests for decks are subject to the following requirements:

- A. The deck shall be constructed with quality material.
- B. Railing on deck shall not extend more than 4 feet from the deck surface. No privacy screening will be permitted on any decks above the 4-foot level (golf course & pond lots only).
- C. Final configuration of the deck must be approved prior to the commencement of construction.
- D. The Associations’ community standard is to use a brown earth-toned stain color on fences and decks unless the structure’s wood will remain natural. Fences and decks may be stained or painted and must still be officially approved by the committee with an application listing the proposed color. Please know that owners may submit proposed colors outside of the suggested options to the ACC for consideration during the application process.

Please remember to receive approval for the project prior to starting as not all colors will be approved.

PORCHES, SCREENED PORCHES, GAZEBOS AND ROOM/GARAGE ADDITIONS: Requests for screened porches, room additions and gazebos are subject to the following guidelines:

- A. The additions shall be constructed with quality materials.
- B. The roofline shall follow the natural roofline of the home, or be approved by the ACC.
- C. The roof, siding and trim shall match the colors of the primary residence.
- D. All detailed construction plans must be approved before any construction has begun.

POOLS: Only requests for in-ground type pools will be considered by the ACC. A detailed development plan must be provided to the ACC prior to the commencement of construction. No alteration to the existing grade may be done without the approval of the ACC. Any proposed grade changes must be shown on proposed plans. Small kid pools will be permitted only in the backyard of the residence providing the pool is not larger than 18 inches high and does not exceed more than 6 feet in length. No kids pools are permitted that have a filtration system.

POOL FENCING: Generally, the following types of fencing will be acceptable around a pool area:

Golf Course & Ponds lots only:

- A. Wrought iron
- B. Aluminum wrought-iron style
- C. PVC wrought-iron style

Frame rails shall not exceed 5/8 inches X 5/8 inches x 8 feet.

Pickets shall not exceed 5/8 inches X 5/8 inches X 4 feet.

Gap between pickets shall not be less than 3 3/4 inches.

* Note – a 5' fence is required by law unless owner has installed an approved locking pool cover.

POOL FENCING: Generally, the following types of fencing will be acceptable around a pool area:

Non-adjointing Golf Course & Pond Lots:

- A. Board-on-board
- B. Cape Cod
- C. Picket
- D. Wrought iron
- E. Aluminum wrought-iron style
- F. PVC wrought-iron style

* Note – a 5 foot fence is required by law unless owner has installed an approved locking pool cover.

POOL HOUSES: Pool equipment storage areas/changing areas generally will be approved as long as the structure does not exceed 10 feet to the top of the roofline and shall be located directly behind the primary residence. It must be attached to the pool area and enclosed within the fenced pool area. Generally approval will be given for a structure approximating 80 square feet or less. All pool houses are subject to the approval of the ACC. All such structures are subject to the following guidelines:

- A. The structure shall be constructed consistent with siding matching the primary residence.
- B. The roof color shall match the roof color of the primary residence.

- C. No metal structures will be approved.
- D. All detailed construction plans must be approved by the ACC before any construction is begun.

BASKETBALL COURTS/GOALS: Generally, requests for the installation of basketball courts/goals are subject to the following guidelines:

BASKETBALL COURTS:

- A. The final location of the courts shall be approved by the ACC.
- B. Courts will not be approved in excess of 25 feet x 25 feet.
- C. The court must be made of concrete.
- D. No lighting will be permitted.
- E. No basketball courts/pads may be installed in the front of the lot. Courts/pads must not be installed forward of the rear corners of the house.

BASKETBALL GOALS:

- A. The backboard shall be made from one of the following types of materials: Clear Plexiglas or Acrylic material
- B. No wooden backboards will be approved.
- C. All basketball goal logos shall be approved as part of the initial submittal.
- D. The basketball goal that is independent of a rear yard court must be installed only by the far garage side of the driveway. Posts may not be installed on the side of the driveway that is near the front door of the home.
- E. All post and backboards must be maintained to their original approved look and color.

PORTABLE GOALS: Portable goals are typically permitted and must be maintained. Goals must be positioned so that play occurs on the owner's driveway and not in the street. Under no circumstances are basketball goals allowed to be placed in the street. Portable goals must be stored in the garage of a residence when they are not in use.

LOCATION: No basketball rim/board shall be attached to the primary residence. Final location of the goal/board shall be approved by the ACC prior to installation. Typically, basketball goals will be approved if they are located adjacent to driveways.

LAWN ORNAMENTS: All lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the ACC.

Ornamental bird baths should not exceed 3 feet in height. Generally, concrete lawn ornaments which exceed 24" in height, such as deer, etc. will not be approved by the ACC.

LANDSCAPE DESIGNS & PLANTING BEDS: At least 80% of the front yard shall consist of grass and landscaping must conform to the established aesthetics of the neighborhood. The ACC reserves the right to review and deny design based on lack of conformity.

SODDING & TREES: All front and side yards to back edge of house must be sod, unless specifically approved by the ACC. On all corner lots, both areas adjacent to roadway shall be treated as front yards and shall be subject to sod requirements and fencing limitations. When dead trees are removed on an owner lot, the stump should be ground and the turf restored to its original condition.

LANDSCAPE MAINTENANCE: All lots shall utilize the following standards of lawn maintenance: Turf height shall not exceed 4-inches in height and should appear free of weeds. Turf should be string trimmed as necessary to maintain a consistent height around all landscaping beds, tree rings, and hard surfaces. Any tree that hangs over a sidewalk or street shall have the tree canopy elevated to a height of at least 7-8 feet so that the tree branches do not interfere with pedestrian or vehicular traffic. All landscaping beds should be free of weeds and plants/bushes shall be properly pruned and maintained. Dead plant material shall be removed promptly. Homeowners shall also grind stumps on the lot.

PLAYGROUNDS: All requests for playground structures must be approved by the ACC before installation. Requests for playgrounds are subject to the following guidelines:

- A. Approved location
- B. Constructed with quality materials. Generally, requests for the installation of wood playgrounds will be approved. Metal playgrounds will generally not be approved.
- C. Height not to exceed 15 feet unless specifically approved by the ACC.

Trampolines will be permitted providing they are placed in the backyard and the placement will not obstruct the view of the golf course or ponds of neighbors' lots. An application must be submitted to the ACC for approval.

EXTERIOR PAINTING: No change to any exterior color (base or trim) shall be made without the consent of the ACC. The ACC reserves the right to restrict the colors that are utilized in repainting any exterior. The Associations offer "pre-qualified" paint colors that are coordinated with the existing brick colors. The following color matches are designed to keep the current look and feel of the neighborhood while keeping the harmony of the subdivisions. Homeowners are still required to submit Architectural Change Applications when using the following suggested colors. Homeowners may apply for colors not found on the list as well. They must also go through the application process. Failure to receive appropriate approval prior to beginning the painting project may result in the need to repaint the home a color that meets the community standard.

Suggested Colors: Any color in the palette scale can be used for either siding or trim color. It is recommended that the trim color should be one color lighter or darker than the siding color. The following are Sherwin Williams paint colors/codes that coordinate with existing brick color:

- A. Brick Color: Tan: Mortar: Gray – Palette 249 C1 to C7 (trim – any color in the palette range or Extra White SW7049)
- B. Brick Color: Dark Maroon: Mortar: Gray – Palette 243 C1 to C7 (trim – any color in palette range or Extra White SW7049)
- C. Brick Color: Dark Red: Mortar: Gray – Palette 246 C1 to C7 (trim – any color in palette range or Extra White SW7049)
- D. Brick Color: Orange: Mortar: Gray – Palette 249 C1 to C7 (trim – any color in palette range or Extra White SW7049)

Universal palette for all houses in the neighborhoods:

- E. Palette 244 C1 to C7 (trim – any color in palette range or Extra White SW7049)

Garage Doors: Should be painted the same color palette as siding or trim. May also be painted white.

Shutters: Should be in the same color palette as siding or trim colors. May also be painted black.

Front Door: Should be painted in the same color palette as siding and trim colors. May also be painted black.

Visible signs of wood deterioration and peeling paint shall be addressed promptly. In addition, homeowners will remove all signs of algae and other growth from the exterior of their homes in a timely manner.

STORM DOORS: Typical full view storm doors constructed of vinyl/metal are generally approved. Door must be painted to match the colors of the house (main door, siding, or trim) and must be approved by the ACC.

BUG ZAPPERS: Requests for electric Bug Zappers are subject to the owner confirming the device will be turned off no later than 10 PM.

FLAG POLES: Generally, requests for flag poles will be approved subject to the pole being made of quality materials firmly secured into the ground and not exceeding 20 feet in height.

BIRD HOUSES: Generally, requests for bird houses will be approved subject to the following criteria:

- A. All pole mounted bird houses shall be located in the rear yard of a residence secured firmly into the ground in an approved location.
- B. Quality materials shall be utilized in the construction of a bird house.
- C. All colors shall be approved by the ACC.
- D. Bird houses shall be no more than 10 feet in height.

MAILBOXES AND LIGHTS: Each lot owner shall maintain a mailbox and post that matches the community standard with respect to size, style, color, materials and address lettering. Mailboxes shall be well maintained and replaced when rust, fading or damage occurs. Posts shall be kept well maintained and painted. Posts shall also be replaced when wood deterioration appears. Contact Centerpoint for the approved vendors for mailbox and post.

Each lot owner shall maintain a working yard or coach light. The owner shall at all times keep the dusk to dawn lighting in good repair with working light bulbs. All additional lighting is subject to ACC approval prior to installation.

The cost of lights and mailboxes shall be the responsibility of the homeowner.

OTHER RESTRICTIONS:

RESIDENTIAL USE ONLY: All lots in the community shall be used solely for residential purposes. No business may be conducted on any lot, except those home occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana.

SIGNAGE: Only real estate "For Sale" signs are permitted. One "For Sale" sign shall be allowed in the front yard of a primary residence.

Political signage may be placed in the homeowner's lot and must follow state and federal election signage laws.

No signage shall be located in such a place whereby it restricts or obstructs traffic visibility. No identification signage will be allowed within the right-of-way of a dedicated public street, nor in any area not specifically approved by the ACC.

PROHIBITED SIGNAGE: The following signage generally will not be approved by the ACC:

- A. Signs advertising goods, vehicles, services, home occupations
- B. Pennants, banners and portable signage.
- C. Any signage directed at the Golf Course without ACC approval.
- D. Signs on mailboxes or address signs in the yard.

MOTORIZED GO CARTS: Motorized go carts are not to be operated in the community.

VEHICLES & BOATS: No inoperative or unlicensed vehicle shall be parked on, repaired on or “for sale” on any lot or driveway. No camper, trailer, mobile home, watercraft, truck (larger than $\frac{3}{4}$ ton), motorcycle, mini bike, moped or school bus may be kept in the community unless it is kept in the garage of a residence. Maintenance to any vehicles must be performed in a garage, or if outside must be completed before nightfall.

PARKING: Generally, residents should not park on the streets, but should park vehicles in the garage or driveway of the primary residence. In following city ordinance 621-108, “Manner of parking”: All vehicles that are parked on the street should be parked parallel with the curb and face the direction of the flow of traffic. Vehicles that are inoperable or do not have a current license plate must be garaged. No vehicle is permitted to park in the driveway crossing the sidewalk area of the driveway, impeding the walking flow of the sidewalk, in accordance with city ordinances.

Sec. 621-108. Manner of parking.

(a) Parallel to curb. Parallel-to-curb parking shall be required and be used wherever parking is permitted on the streets and public places of the city, except as otherwise specifically permitted or provided by subsections (b) and (c). Parallel-to-curb parking means parking with the curb side wheels of the vehicle within twelve (12) inches of the curb with the vehicle headed in the direction of the permitted traffic flow in the adjacent traffic lane. Parking is not allowed on the grass.

POND LOTS: No improvement (for example, plants, stones, railroad ties) may be installed near the water’s edge of any pond in the community without prior approval of the ACC.

No improvement may be installed near the water’s edge of those ponds that are owned and maintained by the Saddlebrook Golf Course.

GARBAGE: No refuse, garbage or trash may be maintained on any lot. Garbage and trash shall be kept in sanitary containers that are not visible from the street, except on collection day. If the homeowner is composting, the composting system that is used must be approved by the ACC. Residents may appeal to the ACC regarding any obtrusive odors.

TRASH CAN SCREEN: If an owner would like to store the trashcans on the exterior of the home, the ACC will consider screening structures that meet the following criteria:

- A. Must be constructed of quality building materials of either wood or composite materials.
- B. Must be at least an L-shaped design with optional back gate. Structure must have at least 3 posts secured in the ground.
- C. Must not exceed 48 inches in height and 6 feet in length.
- D. Must match siding and trim colors. Stain colors that meet the community standard will also be considered by the ACC.

E. Placement must be on the garage side of home at least 6 feet from the front of the house

All proposed screening structures must be submitted to the ACC for approval prior to construction.

GARAGE SALES: Our community garage sale lasting for one day will occur one time per year as scheduled by the Board. Garage sales held by individual homeowners at other times of the year are discouraged to avoid increase in traffic in the neighborhood.

STORAGE PODS: Storage pods will be permitted for up to 14 days, and must be placed on the driveway of the homeowner's lot. If additional time is needed, please contact Centerpoint for an extension.

ADDITIONAL INFORMATION

ENFORCEMENT: The Association may enforce these guidelines by any means available at law or in equity, and in the same manner as enforcement of the Declarations as set forth in thereof. The Association shall have the right to recover any costs incurred in enforcing these guidelines, including expenses, court costs, and attorneys' fees.

DECLARATION: These guidelines are adopted pursuant to authorities set forth in the Declarations and are intended to supplement the provisions thereof. The guidelines are not, in any way, intended to amend, replace or change any provision of the Declarations, which shall remain in full force and effect.

SEVERABILITY OF ACC GUIDELINES: No declaration of a court of competent jurisdiction of the invalidity of any regulation or part of a regulation contained in these guidelines shall invalidate any other portion of these guidelines.

OTHER: Any alteration or improvement made to a lot within the community is subject to ACC approval prior to its commencement. All questions should be directed in writing to the ACC through Centerpoint.

CONFLICT: Any conflict or ambiguity arising from the application of the requirements of these guidelines and the requirements of the Declaration of Covenants conditions and Restrictions shall be resolved in favor of the application of the Declaration of Covenants conditions and restrictions.

VIOLATION/REMEDIES: For any violation of these Architectural Control Guidelines, the ACC shall provide notice of any violation. Such violations shall be corrected within 15 days of receipt of a notice.