Elliott Landing Architectural Review Board

Introduction

Elliott Landing Board of Directors (BOD) and members of the Architectural Review Board (ARB) have established guidelines providing homeowners with a clear understanding of the Covenants and by-laws.

The ARB also acts to ensure our architectural design and landscaping features are approved in order to create a context in which individual tastes are not sacrificed, but blended in such a way our overall property values are protected.

The ARB shall makes judgements based on the Covenants, Architectural Guidelines and individual situations.

No two sites are alike and a design solution on one site may not be appropriate for another. All projects will be reviewed with respect o there visual impact on adjacent property.

As specified in the (Declaration of Covenants, Conditions and Restrictions for Elliott Landing subdivision) and enumerated below, compliance with these rules and regulations is NOT voluntary. Unless specified otherwise, the penalty for violation of these Guidelines shall be decided by the Elliott Landing BOD and may include:

- Stop work order
- Correction of violation
- HOA Correction of Violation with Charge back to the Homeowner

These penalties shall be imposed for the violation after the violation has been confirmed by the ARB and BOD.

After confirmation the Board will send a certified letter to the owner in violation, noting the violation and requesting compliance with the guideline within 45 days, to avoid further action by the Elliott Landing BOD.

The ARB has the right, but not the obligation, to grant waivers for minor deviations and infractions of these guidelines. The granting of any waivers for any portion of the properties may be given or withheld in the ARB's sole discretion and a prior grant of a similar waiver shall not impose upon the ARB the duty to grant new additional requests for such waivers.

ARB – Architectural Guidelines

Guidelines

1. Garages: (Attached or Detached): Material used must be like those of the main structure of the property.

2. Pools: Must not be visible from the street and proper fencing must be constructed for the safety of all residents.

3. Fences: Must be constructed of wood or vinyl. Shall only be constructed **at or within** the rear property line of the dwelling. NO Chain link or Metal Fences.

4. Landscaping: Any major landscape changes must be submitted to the ARB at least 45 days prior to execution. *Does not include* flower beds, small shrubs/trees, ground cover less than or equal to 100 sf.

5. Home Aesthetics: All home aesthetic changes must be submitted to the ARB at least 45 days prior to execution. Includes but not limited to paint, shingles, gutters, stone/brick work, window replacement garage door replacement, shutters and railings.
    a. No approval is required to repaint your house in the original colors

6. Additional Outbuildings: Materials used must be like those on the main structure of the property. For additions, architectural elevations must be submitted for approval at least 45 days prior to execution.

7. Decks and Fences Preserving and Staining: No approval is required for treatment of the decks or fences with a semi-transparent sealer. Fences **may not be** painted unless submitted and approved by the ARB.

8. Driveway and Parking pads: Shall be concrete. Any changes visible from the street must be submitted for approval at least 45 days prior to execution.

9. Playground and Recreational Equipment: Shall not be visible from the street. This includes but not limited to: **Boats, RVs, ATVs, Campers, Trailers and the like.**

10. ARB Committee *has 45 days from the receipt of a request to render a decision to the submitter.* If the ARB Committee fails to meet the time frame the request will be considered approved as submitted.