

ARCHITECTURAL CONTROL GUIDELINES FOR the CREST

ARCHITECTURAL CONTROL APPLICATION – The Association has been charged with the responsibility of maintaining the aesthetic and architectural character of the property (which includes the Living Units, Lots, Common Areas, and Limited Common Areas).

Any townhome owner desiring to make any exterior change, improvement, or addition (including any change in color) must obtain approval for the change or improvement from the Board of Trustees. All applications will be considered on an individual basis, and all reasons presented for the improvements will be weighed and evaluated based on the following considerations:

1. The harmony of external design and location in relation to surrounding buildings in the community.
2. The recognition of future maintenance problems or expenditures the installation might cause the Association.
3. Adherence to guidelines established in the Declaration.

The procedures for this are as follows:

1. Submit to Towne Properties Asset Management Co. a complete description of the improvement with a drawing, photograph or catalog picture specifications, as necessary, and attach to it a completed improvement application.
2. The Board will review the submittal at the next scheduled meeting and the application will be approved, disapproved or additional or alternative recommendations for the improvement will be suggested. The owner will receive a copy and a notice of same within five days from the date of the meeting.
3. Any change or improvement made by a owner is the responsibility of the owner for maintenance, repair and/or replacement.
4. Unauthorized changes or improvements must be removed or restored to original condition at the discretion of the Board of Trustees and will be at the expense of the owner.

The purpose of the Architectural Control approval is not to discourage improvements but to control the nature of improvements to those that enhance the value and conform to the overall aesthetic appearance of the Association. This control should be looked upon as protection of your investment. The Board of Trustees and the Association are in favor of improvements and hope that homeowners will desire to personalize their living units.