

## **Taylor Lakes Homeowners Association, Inc.**

### **Architectural Review Guidelines**

ARC APPROVAL. No construction or improvements, which terms shall include, but not be limited to, fencing (of any kind or type), staking, clearing, excavation, grading, site work, landscape planting, removal of plants, trees or shrubs, shall take place or be erected, altered, or placed on any lot within the Property until and unless plans and specifications, including a site plan showing the location of the structure and any other improvements on or to the lot, have been approved in all respects by the ARC. Before any such construction or improvements take place, the ARC must approve such aspects of any and all construction and improvements on each lot within the Plat. Each request for approval must be accompanied by the payment of any fee required by the ARC, along with two sets of plans for the proposed construction, renovation, improvement or other action requiring ARC approval, one set of plans will be retained by the ARC and one set will be returned to the lot owner. At a minimum, the plans shall include all elevations, floor plan, landscaping plan, all exterior colors and building materials. The ARC shall establish its own requirements, procedures, policies, and time frames, which requirements shall be available, on request, to lot owners, their architects, or builders. All approvals by the ARC must be in writing, dated and signed by an authorized representative of the ARC, and where plans and specifications are required, said approval shall be reflected on two copies of the plans and specifications after approval is obtained from the ARC. The ARC may, in its unrestricted discretion, reduce, increase or waive any approval fee in the event the approval sought is not for new home construction or a major renovation or addition, and the ARC may periodically modify or amend its requirements, but in no event shall its requirements be less restrictive than these covenants otherwise require. The ARC may set site standards, building design and materials standards, building construction standards, and other standards that it deems appropriate (all such standards so adopted from time to time by the ARC being sometimes referred to as "ARC Guidelines"). Approval of any plans or the setting of any requirement for approval does not constitute, and shall not be construed as, any representation or guaranty of safety or architectural integrity by the ARC or the Association, which instead shall be the sole responsibility of each lot owner.