

ARCHITECTURAL CONTROL

The homes in Stonehenge III were originally designed and built to project a certain, harmonious, overall character and aesthetic quality, so as to enhance the desirability, and thus the value, of all of the properties. One of the major purposes of the Declaration of Covenants, Conditions, and Restrictions (the Restrictions) is to preserve the original architectural scheme. Toward this end, the Restrictions established the Architectural Committee and empowered it to oversee any changes to the homes and lots that might affect the overall architectural scheme.

Any change or addition to the structures, landscaping, or other improvements on your lot that can be seen from the common area, from the street, or from a neighboring lot, must have prior written approval from the Architectural Committee.

Enclosed, for your use, is a copy of the official Application for Design Approval form to be used when requesting Architectural Committee approval. Also enclosed is a write-up describing the review process. Please allow sufficient time for the review. Although the Board tries to respond in a timely fashion, the Restrictions allow up to 60 days for the review.

FAILURE TO GET APPROVAL

Failure to get approval for any modification or addition is a violation of the Restrictions. The Board of Directors has an obligation to enforce the Restrictions for the benefit of all the owners. The Board will pursue any unapproved modifications or additions, using the courts if necessary. In that event, in addition to seeking an injunction against the owner, the Association will seek to recover all the costs of such action, and may even ask the court for civil damages, which, under the law, can be assessed up to \$200 per day for each day of the violation. Recently, failure to get prior approval has cost several owners over \$1500 each. This is not an action the Board relishes, and it will be unnecessary if we all cooperate with the intent of the Restrictions.

PAINTING & ROOFING IN PARTICULAR

In the past, some homes were painted without prior Architectural Committee approval and were painted colors that are not approved. Arrangements have been, or are being, made to correct these situations over time. It is not safe to assume that you will automatically get Architectural Committee approval to paint your home the same color as it is now, or to paint it a color like another home in the subdivision.

Any painting of the exterior of your home must have prior written approval of the Architectural Committee — even to paint it the same color it is now, or to paint it with colors used on other homes in the subdivision.

Likewise, some homes have been re-roofed with materials that are not approved.

Any re-roofing must have prior written approval of the Architectural Committee — even to re-roof with the same material or to re-roof with material used on other homes in the subdivision.