

**ARCHITECTURAL CONTROLS
WYNDHAM WOODS COVENANTS**

The architectural controls for the Wyndham Woods Subdivision are addressed in two Articles of the Declaration of Covenants, Restrictions, and Easements of Wyndham Woods (hereinafter referred to as the “Covenants”). Article 10 of the covenants establishes an Architectural Control Committee which is charged with establishing and enforcing design standards for the subdivision. Articles 5,6,7,8, & 9 of the covenants contain restrictions which apply to all structures and lots in the Subdivision. Each member by acceptance of a deed conveying a Lot in Wyndham Woods, has agreed to abide by the regulations established in the covenants. The following represents a summary of pertinent Sections of these two Articles of the covenants.

In addition to the items contained in the Wyndham Woods covenants, the working group has identified several standards which it feels are appropriate for the well being of the subdivision. These additions are indicated by brackets - { }.

**Article V
Architectural Control**

Committee Structure

The Architectural Control Committee (ACC) shall consist of one to three members appointed by the Board of Directors or the Developer. {The proposed Bylaws sets the Architectural Control Committee as a three member committee. If the subdivision’s covenants are modified at a future date, the working group recommends expansion of the ACC to five members.}

The ACC shall hold regular meetings at least Bi-Annually and special meetings as necessary.

The ACC shall maintain both a record of votes and minutes for each of its meetings.

Design Standards

The ACC shall from time to time adopt, promulgate, and amend, revoke and enforce guidelines or design standards. Such standards may establish:

- (1) plan specification requirements,

- (2) plan submission requirements, and
- (3) guidelines with respect to the approval and disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of structures.

Plan Submission

Owners altering in any way the exterior appearance of any structure or Lot are required to submit a set of plans and specifications for ACC review.

The ACC shall take action on any plans and specifications submitted within thirty days after receipt.

Approval of any such plans and specifications is final and may not be revoked or rescinded thereafter, provided there has been adherence and compliance with such plans.

In any case in which the ACC shall disapprove any plans, such disapproval shall be accompanied by a statement of the grounds upon which such action is based.

In any case where plans are [not] approved, the ACC, if requested, shall make reasonable efforts to assist and advise the applicant in order that an acceptable proposal may be submitted for approval.

Enforcement

The ACC shall notify the Board of Directors of any known violations of the design standards.

If the Board shall agree with the determination of the ACC with respect to the violation, then the Board shall notify the owner of the violation and specific actions required to remedy the violation.

From notification, the owner has thirty days to remedy the violation.

In instances where such remedy is not performed, the Association may take the actions specified in the notice to the owner. Where the Association takes remedial action, the owner will be billed for the cost of performing the remedial action, interest expense, and reasonable collection costs.

Charges may, at the Association's discretion, become a personal debt obligation of the owner or may be filed as a lien on such owners Lot.