



Tripoly @ Stephanie Homeowners Association

Architectural Guidelines

INTRODUCTION

As provided in the Declaration of Covenants, Conditions, and Restrictions, and Reservations of Easements (CC&R's) for Tripoly at Stephanie Homeowners Association (Association), an Architectural Review Committee (ARC) has been established with the right and duty to utilize reasonable standards against which to examine any request made pursuant to Article 18 of the CC&R's. The intent of the ARC is to provide regulation and guidance for improvements that maintain the quality of construction, conform to the visual character, and enhance the overall aesthetics of the Tripoly at Stephanie Community.

The Board of Directors, on behalf of the Association, has developed and adopted Architectural Guidelines and Procedures and an Architectural Application, as provided in the CC&R's, to assist Unit Owners in the architectural review process.

Prior to the commencement of work to construct, install, or alter improvements within the Units, garages, and Exclusive Use Areas in Tripoly at Stephanie, Unit Owners must submit an Architectural Application, to the ARC, or its designated representative, for review and approval by the ARC. The Architectural Application must be accompanied by two copies of plans and specifications and a Neighbor Awareness form (if the proposed improvements will impact adjacent neighbors). The ARC will evaluate plans and specifications and will consider the neighbors' comments and/or concerns. The authority to approve or disapprove the improvement request is solely the responsibility of the ARC.

Failure to submit completed plans to the ARC for review and approval prior to beginning construction or installation, or failure to complete improvements according to the approved plans and in compliance with governing codes are violations of the CC&R's. Construction or installation of improvements shall not commence until the ARC has granted written approval. The installation or construction of improvements that have not been approved is a violation of the CC&R's and subject to action by the Board of Directors.

GENERAL GUIDELINES

1. Any condition or material not specifically defined herein shall become a matter for consideration and determination of the ARC.
2. ARC has sixty (60) days to approve or disapprove the application. If the ARC fails to respond within sixty (60) days, the item is deemed disapproved.
3. Approval by the ARC does not constitute a waiver of any requirements by applicable governmental agencies.
4. ARC approval does not constitute acceptance of any technical or engineering specifications of governmental requirements. The function of the ARC is to review each submittal for conformity to the intent and provisions of the CC&R's.
5. An oversight of the ARC regarding CC&R's or the Guidelines does not constitute a waiver.
6. Building equipment and materials must be contained on the Owner's Exclusive Use Areas and must not block driveways of other Owners or streets.
7. In the event construction requires use of another Owner's Exclusive Use Area, the applicant must first obtain written permission from the adjoining Owners and submit it with the application.
8. All work must be done in a manner consistent with the standards of the original construction and appearance. Any substandard quality to the established community shall be corrected in accordance with Section 18.6 of the CC&R's.
9. All work shall be performed promptly and shall be completed within ninety (90) days of the date on which the work commenced. If work is not complete within 90 days, Owner will be subject to a \$100 fine every seven (7) days until the work is complete.



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DRAINAGE

Each Owner is responsible for not interfering with the established drainage on the Property. Approval of plans granted by the ARC will be based upon the assumption that the owner has not changed the drainage. THE ARC WILL ASSUME NO RESPONSIBILITY THEREFOR.

DESIGN AND MATERIAL STANDARDS

Landscaping

1. Changes to landscaping or irrigation in back Yard Components require prior written approval from the ARC. Changes to other Common Element landscaping are not allowed unless made by the Association.
2. Normal maintenance of landscaping or replacement of dead or dying landscaping does not need approval by the ARC provided there is no significant change in the type of plants, ground cover, or landscape design.
3. All water features (including ponds and fountains), statues, temporary ornamentation, play equipment, and embellishments must be submitted for approval prior to installation.
4. Misting systems are not allowed.
5. Nothing may be affixed to the outside walls of any building.

Fencing, Walls and Gates

1. Modifications or additions to fencing, walls and gates are not permitted without prior ARC approval.

Spas, Hot Tubs, Jetted Tubs, Water beds

1. In ground and above ground spas or hot tubs are not permitted.
2. Interior jetted tubs (except tubs installed by Declarant as part of the original construction of a Residential Unit) shall not be permitted.
3. Water beds are not permitted.

Storage Sheds

1. Must receive written approval from the ARC.

Security Bars

1. Must be painted to match the original color of the residence or the window frame.
2. Designs must be compatible with the general architectural style of the community.
3. Require written approval of ARC prior to installation.

Screen Doors/Security Doors

1. Must have written approval of the ARC prior to installation.

Solar Screens/Roll-Up Shutters

2. Must have written approval of the ARC prior to installation.

Exterior Lighting

1. The Owner is responsible for maintenance of the porch light, which shall be maintained as necessary to provide lighting of the same character and quality (including light bulb wattage) as was initially installed in the Properties. Any changes to the porch fixture require prior approval of the ARC.

Holiday Decorations

1. Holiday lights and decorations may be installed only on the inside of the windows of a Residential Unit or on the porch or Balcony.



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2. Decorations installed on a porch or Balcony may not be affixed to any portion of the building exterior.
3. Decorations and lights do not need ARC approval; however, they must be removed at the end of the holiday.

Window Coverings

1. Window coverings must be of neutral color and normal appearance unless approved by the ARC.
2. Aluminum foil or other non-standard material shall not be permitted.
3. Window tinting is not allowed.
4. Screens on doors and windows and/or security doors and window bars must have prior written approval of the ARC.

Basketball Backboards

1. Basketball backboards are not permitted.

Awnings

1. Awnings are not permitted unless installed by the Declarant at the time the Owner's Residential Unit is built.
2. Maintenance and replacement is the responsibility of the Owner.
3. Replacement awnings must have prior ARC approval unless identical to those being replaced.

Exterior Intercom Systems

1. Exterior Intercom Systems are not permitted unless installed by the Declarant at the time the Owner's Residential Unit is built.
2. Maintenance and replacement is the responsibility of the Owner.
3. Replacement systems must have prior ARC approval.

Plumbing and Electrical

1. Alteration of any plumbing or electrical installation in any common wall shall have prior approval of the ARC.

Patio Covers

1. Must have prior ARC approval.
2. Patio covers that attach to the exterior of the building shall not be allowed unless installed by Declarant during initial build-out of the Unit. Only free standing covers will be allowed.

Sidewalks and Concrete Walkways

1. Sidewalks and concrete walkways are the sole responsibility of the HOA. No deviations, modifications or additions to the sidewalks are permitted unless approved by the Board of Directors at their sole discretion.

Air Conditioning Units or Equipment

1. Exterior air conditioning equipment other than the equipment installed as part of the original construction is strictly prohibited.

Satellite Dishes, Receivers, and Antenna

1. Satellite dishes shall not exceed 1 meter in diameter (approximately 39 inches).
2. Satellite dishes must be installed in a location designated by the Declarant or the Board unless an acceptable quality signal cannot be obtained from that location.
3. An alternate location for installation must be approved by the ARC prior to installation.



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Porches and Balconies

1. Any changes to the floor, ceiling, or walls of porches or balconies require prior ARC approval.
2. No exterior carpeting or other floor covering, except for one standard doormat shall be installed on any porch, patio, or balcony without prior ARC approval.
3. A balcony shall not be added to a Unit following initial build-out. Only balconies constructed by Declarant at build-out of a Unit shall be allowed.

Floor Coverings

1. Replacement ceramic or laminate tile/carpeting and pad may be installed without ARC approval.
2. Installation of marble or travertine type materials is strictly prohibited as heavy flooring can cause floors to sag or collapse over time.
3. Under no circumstances shall the Owner modify or impair the floor/ceiling assembly of any residential unit.

Noise Restrictions

1. Fixtures or equipment which will cause vibrations or noise to the adjacent Residential Unit shall not be attached to any party wall or ceiling.
2. There shall be no speakers, sound equipment, television sets, or similar items mounted directly on or against a party wall or ceiling of a Residential Unit or Garage.
3. Such items placed on shelves shall be placed in a manner to minimize sound or vibration to the adjacent Residential Unit.
4. Prior to attaching sound system speakers to ceilings, walls, shelves, or cabinets, or installing a piano in a Residential Unit, the Resident shall submit to the ARC, a written description of the measures that will be taken to ensure that said equipment or instrument shall not disturb other Residents.
5. The ARC shall have the right to request that any Owner desiring to install such equipment or instrument shall submit the results of a noise study prepared pursuant to Section 9.20 of the CC&R's.

Walls and Ceilings

1. Any shelving or decorative items attached to walls or ceilings shall only be installed or hung with toggle bolts into the drywall. Such items shall not be fastened directly to studs.
2. "Cutting out" or other alteration of any wall, ceiling or floor within the Residential Unit is strictly prohibited.
3. Each Owner shall have the right to paint, wallpaper, or otherwise furnish the interior surfaces of the Residential Unit without ARC approval.

AMENDMENTS TO THE ARCHITECTURAL GUIDELINES

The Architectural Guidelines may be modified from time to time pursuant to the following criteria:

1. Any owner may submit to the Board of Directors recommendations for changes to the Architectural Guidelines.
2. Any amendment must be approved by the Board of Directors.
3. All amendments will become effective upon adoption by the Board of Directors, but shall not be retroactive.
4. In the event there is a conflict between the Architectural Guidelines and the CC&R's, the CC&R's shall prevail.

NONLIABILITY FOR APPROVAL OF PLANS

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plan or design, be deemed approved from the standpoint of structural safety or



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conformance with building or other codes. By approving such plans and specifications, neither the ARC, the members of the Association, any member of the Board of Directors, or the Declarant assumes any liability or responsibility therefore or for any defect in the structure constructed from such plans or specifications. As provided in the CC&R's, neither the ARC, any member of the Association, the Board, or Declarant shall be liable to any member, owner, occupant, or other person or entity for any damage, loss, or prejudice suffered or claimed on account of (I) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (II) the construction or performance of any work, whether or not pursuant to the approved plans, drawings or specifications.