

Countryside HOA Covenants & Restrictions
Article V Architectural Control

Section 1. Approval of Plans. Except for those improvements constructed by Declarant, or its successor and assigns, and except as otherwise provided in Article VII and except for repairs and maintenance restoring the exterior of any building located upon the Property to its original appearance and color and prior to initiating any construction on a lot, Owners shall submit to the Architectural Control Committee, plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association.

The Architectural Control Committee shall, in writing, within fifteen (15) days after submission of said plans and specifications and other information noted above, accept, reject, or propose changes. Failure to obtain written approval of the Architectural Control Committee, of the final plans and specifications for all construction on the lot and the final landscape plan shall be deemed a material breach of this restriction. In the event the Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required, and this Article will be deemed to have been fully complied with.

The plans and specifications and location of all construction thereunder, and every alteration of any building or structure shall be in accordance with the building, plumbing and electrical requirements of all regulatory codes. It shall be the responsibility of the owner to obtain from applicable governmental authority, or other appropriate authority, the necessary technical data with regard to construction elevations prior to the start of any construction. The aforementioned technical data must be detailed on the final plans and specifications when submitted to the Architectural Control Committee before plan approval will be given. The Architectural Control Committee will not assume any responsibility in this regard before, during, or after construction of any of the lots comprising the Property.

Developer shall comprise and have complete control of the Architectural Control Committee until such time Developer relinquishes control to the Association, as provided in Article III, Section 3 of this Declaration, at which time the Developer shall relinquish control of the Architectural Control Committee to the Association, which Association shall appoint at least three members for terms of one year to comprise the Architectural Control Committee, whose actions must be unanimous. Should the Architectural Control Committee be unable to reach unanimous consent on any action, then such action shall be deferred to the Board of Directors for approval or disapproval. Any action by the Board of Directors based on the deferral from the Architectural Control Committee shall require the majority vote for approval.

Section 2. Variance. The Architectural Control Committee, in their sole discretion, may, by written instructions, grant any variation of modification to these covenants, conditions and restrictions, and a written approval by the Architectural Control Committee of such variation or modification shall be binding on all owners.

Section 3. Architectural Control. No building, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to, or change, or alteration therein, be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same, shall have been submitted to, and approved in writing, as to harmony of external design and location in relation to the surrounding structures and topography, by the Architectural Control Committee.

Section 4. Refusal to Approve Plans. Refusal of approval of plans, or specifications, location and plot plan, by the Architectural Control Committee may be based on any ground, including purely aesthetic grounds, in the sole and absolute discretion of the Architectural Control Committee, but cannot be unreasonably withheld.

Members as of July 2022

Note: A minimum of three (3) members are required for this committee.
Voting is unanimous only.

Sally Jong
Chuck Geu
Brian DiNetta