

## APPENDIX A

### FOREST BAY CONDOMINIUM ASSOCIATION Architectural Requirements

The Architectural Review Committee is responsible for the review and recommendation for approval by the Board of Directors of the building plans for construction or alterations, site plans and exterior appearance of all homes as well as the installation of landscaping materials at the home. The Association Bylaws provisions stated in Article VI contain the general requirements. The Architectural Review Committee has formed the following architectural control requirements:

1. Alteration/construction and improvement requests will be considered only if submitted in accordance with procedures established by the Architectural Review Committee.
2. The initial approval granted by the Committee shall constitute only an authority to construct. Any constructions so approved will be in accordance with the approved request, the municipality building code and shall be subject to final inspection by the Committee.
3. The Architectural Review Committee reserves the right to use any of the authorities granted to it under the Master Deed and Condominium By-laws, as well as any other rights available to enforce these policies and the related procedures. Specifically, Article XIX of the Condominium Bylaws states that the Condominium Association has authority to  
“summarily remove and abate, at the expense of the Co-Owners in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents.”

Installation, maintenance and repair of silt fences, cleanup of dirt on roadways and cleanup of construction debris are priorities of the Association. Co-Owners and / or contractors shall immediately correct such problems or the correction will be made and subsequently charged against the Co-Owner's / Builder's Construction Bond.

4. Alterations/construction done by a Co-Owner and/or contractor shall be done without expense or liability to the Association. Co-Owners are responsible for the following:
  - Damage to sod, landscaping, roads, and building exteriors during construction.
  - Damage to neighboring units, both interior or exterior during construction.
  - Injury to themselves, members of the public and workmen.
  - Damage to their own or neighboring units caused during or after construction as a result of improper construction or a change in drainage.
  - Maintenance of all construction or landscaping installed in accordance with Article VI of the Master Deed.
  - The removal and/or relocation of any existing structures, landscaping, etc., in connection with said installation.
  - The subsequent removal of patios, decks or landscaping, as required, to allow access to the Association, municipality or utility company for the purpose of carrying on necessary repairs or maintenance.
  - Co-Owner is responsible for any destruction caused by the builder, to lot

staking and lot identification signs. If destruction occurs, such cost will be billed back against the bond.

5. Co-Owner has been formally notified of the Architectural Requirements and the Regulations concerning construction in the Condominium. Co-Owners are further aware that both the Architectural Requirements and the Regulations will be enforced by the Association.

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Acknowledged By: (Owner)

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Witnessed By: (Agent for Forest Bay)

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Date

Revised March 24, 2005