

**EXHIBIT "G"****INITIAL ARCHITECTURAL REVIEW GUIDELINES****(Attached)****PROCEDURE**

As provided in the Declaration, no Owner shall make any improvement, addition or alteration to his Lot or the exterior of his home without the prior written approval of the Architectural Review Board ("ARB"). All requests for approval of any Improvement (as defined below) must be on the form designated for this purpose by and available from the Association. No changes shall be commenced until such time as the Owner is in receipt of written approval from the ARB. Please also see Article IV of the Declaration.

**ARCHITECTURAL REVIEW BOARD ("ARB")**

All exterior improvements, additions, modifications, decorations or alterations to the Lot or home (the "**Improvement**") shall be reviewed by and have written approval given by the ARB. The ARB shall require the submission of plans and specifications showing the materials, color, structure, dimensions and location of the proposed Improvement in sufficient detail to assure compliance with any criteria established for approvals. Submissions should also be accompanied by justification or reasoning for the Improvement, as well as any required fee or fees. Notwithstanding any criteria established, the ARB shall in its discretion determine whether the Improvement shall be in harmony with or detrimental to the appearance of the Community. The ARB shall approve or disapprove the request within 45 days from receipt of all requested submission plans and materials. In the event the ARB fails to approve or disapprove a request in writing within 45 days of receipt, unless a request is specifically deferred or a Second Request is received, the request shall automatically be deemed disapproved. The ARB shall employ the following minimum criteria for approval or rejection of requests:

- (i) Uniformity of type and design in relation to similar improvements.
- (ii) Comparability of quality of materials as used in existing improvements.
- (iii) Uniformity with respect to color, size and location.
- (iv) Consistency with municipal requirements.

If approved by the ARB, all construction shall be subject to the Board Rules and any applicable governmental laws, statutes and ordinances, including obtaining all proper permits.

## GENERAL

Without limiting the generality of the criteria included above on this Page 1 of these Architectural Guidelines and without curtailing the right of the ARB in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests regarding Improvements. Note that, even in the event of strict compliance with the following guidelines, prior written approval from the ARB shall be required for each and every of the following items:

1. Painting. The painting, staining or varnishing of the exterior of the home, including doors and garage doors, may be approved only if the colors and style are consistent with existing Improvements. Declarant's original paint color schemes provided to its original purchasers shall be the basis for determining consistency with existing Improvements.
2. Metal or Aluminum Roofs. Metal or aluminum roofs shall not be permitted.
3. Temporary Structures. No tents, trailers, shacks, utility sheds or other temporary buildings or structures shall be constructed or otherwise placed on a Lot.
4. Antennae. No antennae, microwave receiving devices, aerials or ham radios shall be placed or erected on any Lot, within any home or upon any other portion of the Community, except to the extent applicable law requires the Association to permit any such device, in which case such improvement shall be subject to all of the other requirements of the Declaration, the Board Rules and the ARB to the maximum extent permitted by law. Satellite dishes may be approved if reasonable in size (such as one meter diameter), location and effectiveness. Permitted Antennae, with ARB approval, shall be permitted in rear yards or alleys.
5. Driveways. Approval for the widening of driveways may be considered if the width shall be no wider than the outside width of the garage. Approval for the refinishing of driveways with brick pavers, tile, stamped concrete, spraycrete or staining may be approved only if the colors and textures are consistent with existing Improvements and the Owner assumes the responsibility for continued maintenance. Declarant's original brick paver schemes provided to its original purchasers (on either an optional or standard basis) shall be the basis for determining consistency with existing Improvements.
6. Awnings. An Owner shall not install any awnings on his home.
7. Lighting Fixtures. Approval may be given for lighting fixtures (e.g. coach lights and entry chandeliers), subject to limited wattage, fixture sizes which are to scale with others in the Community and fixture styles which are consistent with others in the Community.
8. Above Ground Swimming Pools. Above ground swimming pools shall not be permitted.

9. Fountains and Sculptures. Certain fountains may be considered for approval if installed with timers and if to scale with the area of installation. No exterior sculptures shall be permitted.

10. Exterior Lighting. Except for seasonal decorative lights, which may be displayed between Thanksgiving and January 31 only, all exterior lights must be approved by the ARB.

11. Play Equipment. Permanently installed play equipment which is of a common playground type designed for children may be approved. No equipment shall be permitted within lake maintenance, utility, drainage or access easements, except basketball hoops in the driveway areas. All basketball hoops and backboards in front yard areas shall be permitted on a pole in the driveway only, located no closer than ten (10) feet to any property line.

12. Conversions of Garages. Conversions of garages to air conditioned space shall not be permitted.

13. Mailboxes. Replacement of the mailboxes installed by Declarant must be submitted for approval. Any replacements must be in conformance to the mailboxes originally installed by Declarant for its original purchasers.

14. Fences. No fences may be installed or maintained on any Lot other than fences installed by Declarant as part of the original construction.

### SCREEN ENCLOSURES

Without limiting the generality of the criteria included on Page 1 of these Architectural Guidelines and without curtailing the right of the ARB in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests regarding screen enclosures. Note that, even in the event of strict compliance with the following guidelines, prior written approval from the ARB shall be required for each and every screen enclosure installation:

1. Approval for screen enclosures shall be limited to aluminum frame structures which are either bronze or white.

2. Approval for screen enclosures shall be limited to screen meshes on the enclosure which are a standard dark color (e.g. charcoal, bronze or black).

3. Kick plates may be approved which are no taller than 24" above the patio deck.

4. Opaque screen materials shall be prohibited.

5. No enclosures shall be permitted at the front entries if the proposed structure extends beyond the face of the covered entry.

6. No aluminum or flat roofing material shall be permitted. Either the existing roof line may be extended or a screen enclosure may be installed if approved by the ARB. The composition of all pitched roofs shall be of double roll hacienda cement roof tile that matches the color of the existing roof.