

FENCES

VII - Architectural Control

1. No building, fence, wall, deck, patio, landscaping or other structure shall be commenced, erected or maintained upon the Properties, nor shall an exterior change or alteration therein be made until the plans or specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to the harmony of external design, color and location in relation to surrounding structures and topography by the Board of Directors. In the event said Board 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.
2. Documents submitted for approval shall be clear, concise, complete, consistent and legible. Drawings to scale and samples of materials to be included in the improvement will be required as part of the application. Submittals for approval shall be made in duplicate and the comments and the request for actions of the Board will be identically marked on both copies of said Submittals. One copy will be returned to the applicant and one copy will be retained as part of the permanent records of the Association. Each applicant shall submit to the Board the following documents, materials and drawings dependent on the proposed change:
 - a. Site plan indicating specific improvement and indicating Dwelling Unit number, street address, grading, surface drainage and sidewalks; or
 - b. Complete construction plans, including, but not limited to, basement or upper floor plans, floor areas of each level, wall sections, stair or fireplace sections and exterior elevations clearly indicating flues or chimneys, type and extent of siding, roofing, other faces and/or veneer materials.

VIII

Covenants, Conditions And Restrictions

16. No awnings, fences or sun screens of any type shall be affixed to any structure within the Condominium Regime. Rain gutters are required on all individual Dwelling Units to prevent erosion problems. Owners are responsible for the maintenance of such installations. Gutters must be dark brown in color.