

## WOODLAND WATERS

### ARCHITECTUARAL REVIEW COMMITTEE GUIDELINES (the "ARC Guidelines")

1. Authority. The Architectural Review Committee ( the "ARC") was formed pursuant to the By-Laws of the Homeowners Association of Woodland Waters and the Declaration of Restrictions and Reservations of Woodland Waters, recorded in O.R. Book \_\_\_\_\_, beginning at Page \_\_\_\_\_, of the Public Records of Hernando County, Florida (the "Declaration"), attached hereto as Exhibit "A" and by this reference incorporated herein, and exists as a permanent committee of the Homeowners Association of Woodland Waters, a Florida not-for-profit corporation.

While the Declaration sets forth in detail the rights and obligations of the ARC, these ARC Guidelines set forth in condensed form the day to day procedures to be followed by the ARC. In the event of any conflict between the provisions of the Declaration and these Guidelines, the provisions of the Declaration shall prevail. Notwithstanding the foregoing, Paragraph #2 of the Declaration does provide the ARC with authority to promulgate rules and regulations as outlined therein. Any defined terms used herein and described in the Declaration shall retain the same meaning as defined in the Declaration.

2. Purpose. The Declaration subjects the Properties to certain easements, restrictions, covenants and conditions for the purpose of protecting the value and desirability of the Properties. More specifically, the Properties are to be developed in accordance with a common over-all scheme intended to promote and preserve the health, safety and general welfare of all Owners, their tenants, invitees and guests and further to promote and preserve the aesthetics of the Properties, as developed.
3. ARC Approval Requirement. In order to promote and fulfill the purposes and intentions referred to in Section 2 hereinabove and as more fully described in Paragraphs #2 and #17 of the Declaration, no alterations may be made to the Properties until the plans and specifications for same have been submitted to, and approved in writing by the ARC.
4. Procedure for Review. Requests for approval for construction of improvements or of alterations to existing improvements of the Properties must be submitted either in person or by certified mail to the chairperson or other authorized representative of the ARC using a form substantially similar to the request form attached hereto as Exhibit "B" and by this reference incorporated herein (the "Request Form"). Appropriate plans and specifications, showing the nature, kind, shape, heights, materials and location of the improvements or the alteration must be attached to the Request Form. Receipts evidencing the payment of impact or connection fees of any installation and use of utility systems used in connection with an alteration must also be submitted to the ARC in order to obtain approval. In the event the ARC fails to approve, disapprove, or approve with conditions, any requests for approval within ten (10) days after the complete application has been submitted to it in proper form, the approval

will no longer be required and the requirements of this Section and Paragraphs # 2 and #17 of the Declaration as they relate to the requirement of ARC approval will be deemed to have been satisfied.

5. ARC Approval. Upon approval, or qualified approval, by the ARC of a properly submitted Request Form, it shall:
  - (a) provide written notification to the applicant;
  - (b) set forth in the notification, any qualification or conditions;
  - (c) file a copy of the approved plans (together with any qualifications or conditions) in the ARC permanent records; and;
  - (d) upon request by the applicant, provide the applicant with a copy of such plans bearing a notation of such approval or qualified approval.

ARC approval is final. The notifications referred to in this Section and in Section 6 below shall be in a form substantially similar to that set forth as Exhibit "C" attached hereto and by this reference incorporated herein.

6. ARC Disapproval. In the event the ARC disapproves of any properly submitted Request Form, it shall so notify the applicant in writing together with a statement of the grounds upon which the action was based. If requested, and if possible, the ARC shall make reasonable efforts to assist and advise the applicant so that acceptable plans can be prepared and resubmitted for approval.
7. Issuance of Certificate of Compliance. Upon written request of any Owner, mortgagee or any other person reasonable having a right to the information requested, the ARC shall cause to be issued, where appropriate, a certificate of compliance, the form of which shall be substantially similar to that set forth as Exhibit "D" attached hereto and by this reference incorporated herein (the "Certificate of Compliance").
8. Standards. The ARC may disapprove, or require modification, to any plans or specifications submitted as part of a Request Form for any reason and upon any basis including, but not limited to, purely aesthetic considerations.

Without limiting in any way the foregoing, the ARC shall take into consideration the following general guidelines:

- (a) Location of Structures. The Lots are situated so as to provide the greatest view, privacy, use of natural topography, and preservation of natural vegetation for each Lot or Unit. Furthermore, due to the fact that the individual Lots vary in size, location, topography, and type of vegetation, standard set back regulations are not specified in the Declaration. These factors allow the flexibility to insure that the location of each structure will provide the maximum amount of view and breeze and to insure that structures will be properly located with regard to the location of large trees and other similar considerations. Therefore, the Declaration reserves to the ARC the right to control absolutely and solely the precise location of any house, dwelling, or other structure to be constructed upon any Lot.
- (b) Structure Design, Materials and Color. The ARC will strictly limit the exterior appearance of any structures

so that only those designs which truly fit the development atmosphere and character will be approved.

Furthermore, the Declaration sets forth certain rules and regulations which may be supplemented from time to time by the Homeowners Association of Woodland Waters. Current rules and regulations included those set forth in Exhibit "A" attached hereto and by this reference incorporated herein.