

THE VILLAGE OF CINDERBERRY  
ARCHITECTURAL REVIEW COMMITTEE  
GUIDELINES AND PROCEDURES

Adopted: August 11 2011 - Revised: March 26. 2013

The Executive Board of the Village of Cinderberry Property Owners Association (POA and Council of the Homeowners Association (HOA) (hereafter referred to as the Board/Council) have established the following guidelines and procedures for all residents on an equal basis. These guidelines and procedures will be strictly enforced and any violations of them may result in action imposed by the Board/Council.

The Architectural Review Committee (ARC) consists of five resident members selected by the Executive Board/Council. The ARC committee is responsible to the Executive Board/Council in its efforts to assure community aesthetics and property values according to the Association's guidelines. Refer to Article VII of the Declaration of Covenants, Conditions and Restrictions for guidance and information.

**General Guidelines**

Presently the Village of Cinderberry (VOC) currently at 140 units, all condominiums which will increase as lots are sold. Residents own the interior of their unit and a percentage, in this case one onehundredfortieth (1/140 0/0), of the remainder of the community known as common elements, such as unit exteriors, porches, patios, built as original, driveways, walkways and all grounds surrounding the units as well as community buildings. The Executive Board/Council must approve changes to a common element. Failure to do so could result in removal or correction at the owner's expense.

The purpose of the ARC is to review applications submitted by residents for modification, alteration or installation of equipment to the exterior of the house or surrounding grounds. The committee's findings are then presented to the Executive Board/Council for their approval or rejection. If change or modification involves penetration or attachment to an existing common element, such as roof or siding, the resident will be required to sign a release and assume ALL responsibility for damage or leakage caused by the installation. Any structural changes to the unit will be passed to all successive owners.

**Procedure**

Residents can obtain an application from the Executive Board/Council's Secretary. The

