

PAPERMILL BLUFFS COMMUNITY ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

The following guidelines were prepared by the Committee and approved by the full Board of Directors for use in maintaining architectural integrity in the addition.

PLAN

A. Submission

Plans for any perimeter fence, privacy fence, patio, screened porch, or other additions to the existing property shall be presented to the Committee for approval.

These plans must be submitted in writing before construction begins. Plans shall include proposed location on property, size, materials to be used, colors, and other pertinent details.

APPROVAL

The Committee will act on all proposals as soon as practical but within thirty (30) days and will give its approval or disapproval in writing. If disapproved, this action can be appealed to the full Board of Directors at their next regularly scheduled meeting for final disposition.

Approved plans will be submitted to the full Board at the next meeting.

A copy of approved plans will be kept by the Committee for future reference.

SPECIFIC GUIDELINES

I. Privacy Fences

Patio privacy fences made of wood or wood fiber are acceptable. Height limitation is 6'.

II. Property Perimeter Fences

Property perimeter fences of wood or wood fiber construction are acceptable. Height limitation is 6' maximum.

Fences are restricted to backyards only – with no fence being allowed in front of the back of the house and/or garage.

In the event that a homeowner owns two or more lots, perimeter fences shall be limited to the lot(s) as defined by the Papermill plat, on which the house is situated.

Fences not meeting the above guidelines will be reviewed by the Committee and the full Board if necessary for a final decision.

III. Clothes Poles

There shall be no permanent clothes poles permitted.

IV. Exceptions

Exceptions to these guidelines currently exist. Fences in several yards and a playhouse were approved and erected prior to the formation of the Homeowner's Board of Directors. American Federal, who held this approval power, chose not to restrict fences, etc. to any degree at this time. Therefore the non conforming fences at 5619, 5631 and 5627 Roaring Fork Run, and the playhouse at 1927 Papermill Crossing fall under this paragraph and will be permitted to stand as

exceptions as long as they are maintained in an acceptable manner. They cannot be replaced with another non conforming structure in the future.

These exceptions do not constitute further acceptance under the guidelines presented and no precedent is established by their existence.

V. Board of Directors Approval

In matters where clear guidelines exist, either above or in the covenants and restrictions, the committee may approve or disapprove fences or structures by a majority vote of that committee. This decision will be made in writing and shall stand as a decision of the full Board of Directors unless appealed as noted above.

In matters where clear guidelines do not exist, or when so decided by the Committee, a proposed plan will be taken before the full Board for consideration.

(Note – See also Amendments dated June 14, 1983.)