Village II Condominiums Owners, Inc. (HOA)

ARCHITECTURAL GUIDELINES

AUTHORITY: Declarations of Village II Condominiums, Section 9.

MASTER DOCUMENT: Shall reflect Architectural Review Committee (ARC) and Board of Directors (BOD) approved updates and clarifications to-date, except rulings identified in BOD meeting minutes not yet posted to the Master Document. Master Document is kept with permanent records of Village II Condominiums Owners by Secretary, Board of Directors.

REVIEWS, RULINGS, JUDGEMENTS: Reviews, rulings, and judgments shall be made against the Master Architectural Guidelines Document, and rulings identified in BOD meeting minutes not yet posted to the Master Document.

CLARIFICATIONS vs. CHANGES/ADDITIONS: Any material change to Architectural Guidelines affecting exterior architectural form, fit or function - requires majority passage vote by BOD. However, on occasion, clarifications must be made to enhance definition within the master document . A clarification will not materialistically change or add-to to exterior form, fit or function within Architectural Guidelines. ARC Chairperson or BOD must pre-approve any clarifications to the master document. A clarification does not require a vote by ARC or BOD, but must have already been discussed, approved and recorded in minutes of a regularly scheduled meeting of the BOD wherein ARC Chairperson or Acting ARC Chairperson was present. Clarifications will not be denoted by italics or identified with a date of change in the Master Document.

DISTRIBUTION: New owners receive Architectural Guidelines in the New Homeowners Package available for a fee from Associated Services, Inc., when their assessment is established. In addition, On June 6, 2007, a copy of the Architectural Guidelines was distributed by U.S. first class mail to assessment owners of record for every home.

PURPOSE: The purpose of architectural guidelines and standards is to document, measure, preserve, and maintain architectural and environmental standards of the community and ensure that its residents continue to enjoy an attractive and appealing living area.

INTENT: ARC intends to maintain the entire development in harmony with the original developer and home builder's design plan, while still allowing opportunity for individual expression and general community improvement. Compliance with these guidelines will also protect, preserve, and enhance property values.

ALL EXTERIOR CHANGES: Any permanent or temporary change to exterior appearance of a lot or dwelling, regardless of viewpoint, requires advance submission, (minimum 60 days before implementation), of an Architectural Change Request (ACR) form to the Architectural Review Committee and/or Board of Directors.

***ARCHITECTURAL CHANGE REQUEST* (ACR) PROCEDURE** All applications for proposed improvements must be submitted in writing using the *Architectural Change Request* application form provided by ARC. Homeowners should mail completed applications to:

Architectural Review Committee
Village II Condominiums Owners, Inc.
c/o Coeur d'Alene Accounting
2900 N Government Way, #150
Coeur d'Alene, ID 83815

Incomplete Submissions: Applications must be complete in order to commence review process. Incomplete applications will be returned to applicant with a statement of deficiencies which must be remedied prior to review. Incomplete submissions re-start the 60 day approval cycle. Oral requests will not be considered for approval. In addition, building outside one's property, either on a neighbor's property or common ground, will not be approved under any circumstances.

Survey Required: If appropriate, all applications must be submitted with a copy of the homeowner's house survey, which was received at settlement. Other supporting documentation as noted in the Architectural Change Application, that will aid, in the Committee's decision, must also be submitted with the review application

Committee Makeup and Voting: ARC is a volunteer committee. Members are self nominated or nominated by other owners, and appointed by BOD to serve indefinite terms. BOD's are also representatives of community desires. Therefore BOD may temporarily appoint a BOD member, or may appoint the whole BOD body to also act unilaterally as an ARC body, or may substitute one-for-one on the ARC in the absence of other ARC members to achieve an odd number allowing an ARC vote to proceed. In lieu of a meeting, ARC Chairperson may independently review *Architectural Change Requests* with ARC members, obtain their approval signatures, and/or review disposition or concerns at a next regularly scheduled meeting of BOD. ARC/BOD is required to provide notification to homeowners of approval or disapproval of any proposed alteration within thirty-days (30) after receipt of a properly completed application. Any application not so acted upon within the thirty-day review period is automatically approved. The thirty-day review period will only commence upon the receipt of a complete application form including adequate supporting documentation.

Review Errors Remain Homeowner Responsibility: Homeowner's are cautioned that they retain both the initial review responsibility and the ongoing post-change incorporation responsibility to include every element of every Architectural Guideline and Declarations of Village II Condominiums that has been approved by majority vote of ARC and/or BOD, up to date of submission. Homeowner's responsibility to correct, adjust, restore, or remedy is not negated by an ARC or BOD review process error during preliminary site inspection, review and approval process, or any subsequent site inspection.

Approval or Rejection: Homeowners will be notified in writing when their application has been approved or disapproved. The ARC/BOD reserves the right to refuse permission for a project

that may be viewed as detrimental to neighboring properties or the community as a whole. If an application is denied, the applicant may resubmit the request to the ARC/BOD if new or additional information demonstrates its acceptability.

Appeals and Hearing: Generally, homeowner has the option to appeal the final decision of ARC within fifteen (15) days after the rendering of such decision and make an appeal thereof to the BOD. The request for appeal must be submitted in writing to the Board of Directors at the following address:

Village II Board of Directors
Request for Appeal
c/o Coeur d'Alene Accounting
2900 N Government Way, #150
Coeur d'Alene, ID 83815

Upon request, not less than fifteen-days (15), nor more than thirty-days (30) after the noting of such appeal, the BOD shall conduct a hearing thereon. Within fifteen (15) days of such hearing, the BOD may affirm, reverse, modify or remand the decision appealed. A majority of the BOD shall be required to reverse the decision of the ARC.

If additional application forms are required, or if there are any questions concerning the guidelines or application procedure, please submit all questions in writing to the ARC at the above address.

RESPONSIBILITIES OF THE HOMEOWNER. The ARC will not knowingly approve a project that is in violation of any building or zoning codes. The responsibility of compliance rests solely with the homeowner, who will be held responsible for any building violations and the penalties they incur.

Approval of any project by the ARC does not waive the necessity of obtaining the required county building or work permits, at the owners' expense. On the other hand, the obtaining of such permits does not relieve the applicant of the responsibility of obtaining the approval of the ARC.

All construction or alterations approved by the ARC must be commenced within six months following the date of approval, and must be completed within one year of the approval date. In the event that construction/alteration is not commenced within the six-month period, the approval of the ARC will be considered void. The homeowner must then resubmit the application for approval before undertaking the project. Also, there shall be no deviations from the plans and specifications approved by the ARC without the ARC's prior written consent.

As a common courtesy, your neighbors should be informed of all exterior changes. Remember that most exterior alterations have an impact on your neighbors as well as yourself.

Projects should be completed as expediently as possible in a manner that does not create a nuisance or annoyance to the neighborhood. It is homeowner's responsibility to keep children

away and maintain a clean, safe work area.

COMPLIANCE WITH GUIDELINES - The architectural guidelines and standards are an accepted part of the covenants; the Board of Directors and the ARC have the right to enforce compliance with these guidelines and standards.

Any exterior addition or alteration to a home's form, fit or function, without prior approval of the ARC will be deemed in violation of the community covenants. The homeowner may then be required to restore the addition or alteration to the original condition at the owner's expense.

Compliance with the architectural guidelines and standards also includes proper maintenance of one's property. For example, tears in screens, cracks in windows or doors, and chipped paint will not be considered acceptable. In general, one's property should exhibit a neat, well-kept appearance.

SPECIFIC GUIDELINES: (Alphabetical)

Antennas: External antennas or external receiving devices of any kind, except satellite dishes, are prohibited. Satellite dish units are allowed, however Homeowner Association controls location and quantity. Dish must be installed in least conspicuous location on the property consistent with receiving a clear signal. Homeowner Association must be notified of addition of any dish. Satellite dish must not be installed on the home roof.

Awnings

General: Exterior awnings at the front of the unit are prohibited. Exterior awnings at the rear of the property will be prohibited unless prior ARC approval is obtained. Awnings must be compatible with the architectural designs of the house and the color scheme of the unit.

Basketball Hoops: Basketball hoops shall be approved on a case-by-case basis.

Building Additions: Building additions shall be approved on a case-by-case basis.

Clotheslines: Clotheslines or similar apparatus for the exterior drying of clothes is prohibited.

Decorative Objects (Exterior) : Seasonal decorations are permitted as long as they are removed when the season/holiday is over. (For example, no mangers in the summer.) Decorative lawn ornaments are not permitted.

Doors: (Also see "Storm doors" and "Garage Doors")

Replacement of front doors will be considered on a case-by-case basis.

Garage Doors:

Changes to color or appearance of garage door and door trim style is not allowed.

Gardens: Vegetable gardening is prohibited in front of all homes. Vegetable gardening in rear of homes must be kept in a neat manner and pests must be controlled. Should vegetables grow above three feet (3') in height, there must be a fence or hedging obscuring view of vegetables from surrounding properties at ground level. Shrubs and flowers are not to extend over the property line or over common area property or walks.

House Numbers: Quick response to an emergency is desired by all. Fire, Rescue and Police advise that they follow house numbers in their search for location of an emergency. Although some owners may wish to not display house number, Board of Directors concluded that it is the greater benefit of all that every home in Village II display a number.

Hot Tubs: Hot tubs shall be allowed in the rear of units only, and must be screened from view. Screening must not be higher than the existing fence.

Ladders (Appearance, Use, Secure Storage on Lots or Vehicles)

Temporary or permanent exterior storage of maintenance or construction ladders of any type, if the ladders have-been, are now, or will be utilized for commercial purposes, is prohibited anywhere in Village II.

Exception: An exception to these restrictions is the periodic utilization of ladders on Village II lots by the owner, or owner's contractor, specifically in-use for property maintenance or ARC approved construction, and with a known completion date. When in use for an ongoing project, ladders must be lowered at end of each day (not left leaning against a work area).

Lighting: Lighting which is part of the original structure may not be altered without prior approval. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house. Exterior lighting shall not be directed outside the owner's property, and should not have an adverse visual impact upon adjoining neighbors

Landscaping:

General: Landscaping will not require special approval. However, no tree, hedge or other landscape feature shall be planted or maintained in a location, which obstructs sight-lines for vehicular traffic on streets, driveways or roadways. Prior approval is necessary for the following cases:

(A) Plantings intending to form a hedge or natural screen.

(B) Substantial or total removal of turf and replacement with another material, such as mulch or gravel.

(C) Planting of shade trees or planting of trees on or near a two party property line. Certain varieties of shade trees will be prohibited because they may cause future damage to the owner's surrounding property or may interfere with a neighbor's enjoyment of his own property. Restricted tree varieties are as follows: weeping willow, black willow, silver maple, box elder

(black maple), Lombardy Poplar, Black Walnut, Siberian elm, mulberry, and large fruit trees.

(D) No sound hardwood trees measuring in excess of six (6) inches in diameter two (2) feet above the ground shall be removed from any Lot without written approval of the ARC.

Security Bars on Windows or Doors: The use of exterior security bars or grates on windows or doors must be approved by the ARC prior to installation.

Storage Units, Out Buildings and Sheds (Storage Facilities):

General: Storage Facilities require advance submission of an Architectural Change Request form. Storage Facilities planned with poured concrete foundations will not be approved. Storage Facilities will be considered temporary structures. Storage Facilities must be constructed of materials that will not rust including all fasteners. Design and color must be in harmony with architectural style, siding, and trim of the home, including roof materials. Locations will not be approved in side yards forward of the rear foundation line of the home on the lot. ARC will not approve locations on any decks. Judgment for acceptable locations shall remain the exclusive right of ARC. No more than one shed will be approved per lot. Storage Facilities of more than one level, interior stairs, or with ceiling-header height greater than seven feet will not be approved (ceilings not required). Storage Facilities with vehicular garage doors will not be approved. Storage Facilities planned with interior and/or exterior lighting, and/or walkways must include specifics of type and location.

Upgrades: Enlargement, changes in design, style, relocation, or color, also require prior submission of an Architectural Change Request, and shall be pre-approved and signed by all owners identified under "Additional Restrictions" below.

Structure Damage, Re-Sale Removals and Demolition do not require submission of an Architectural Change Request however must include removal of all materials from the lot and concurrent restoration of the entire footprint with matching sod (not seed). Structure damaged units must be restored or removed within 90 days of cause.

Additional Restrictions:

Storm Doors: In general, storm doors will be approved if the following restrictions are met:

Door and frame color must closely match trim of the Home.

(A) Style: Full-view, Mid-view and half view style storm doors only (any frame edge around the glass must not exceed 5-Inches in width) - with safety glass.

(B) Material: Storm doors are to have an aluminum or vinyl exterior. Wood or other material requiring maintenance is not permitted.

(C) Color: All storm doors must be painted to color-coordinate with the color of the door trim.

Temporary Structures: No structure of a temporary character, including, but not limited to, trailer, tent, shack, barn, pen, kennel, run, stable, outdoor clothes lines, shed or other buildings shall be erected, used or maintained on any Lot at any time, without the prior written consent of the ARC.

Trash: Garbage and/or trash containers shall not be kept on the front or side yard of any Lot and garbage and trash containers kept or maintained in the rear yards of any Lots, shall be screened from public view at all times. Trash must be stored inside the unit or within fenced-in property in proper containers, as defined by county code, of non-corrosive material with tight fitting lids, and be vermin proof and waterproof. Trash containers and recycling bins shall not be permitted to remain in public view except on the days of trash collection and may not block sidewalks, mailboxes, or driving areas.

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FINAL NOTE: These guidelines are not absolute and irreversible dictates. However, the ARC/BOD feels that the closer these guidelines are adhered to, the more harmonious and aesthetically pleasing the community will be. The ARC/BOD is open to other ideas and suggestions, and will review projects not covered by these guidelines on a case-by-case basis. The ARC/BOD reserves the right to amend or revise these guidelines as necessary.