

DESIGN GUIDELINES, RULES AND REGULATIONS
ARTICLE 4
ARCHITECTURAL REVIEW PROCEDURES

Section 4.1 Architectural Review. The process for establishing the Architectural Control Committee and defining the specific duties and powers conferred on it is set forth in the Declaration. This process is hereby incorporated as part of these Design Guidelines, Rules and Regulations and shall be referred to when appropriate.

All construction or installation of Improvements that is to be undertaken at South Fork Ranches, whether new residential construction, subsequent exterior renovations or site construction such as walks, driveways, drainage improvements, landscaping, etc., is subject to review under the Design Guidelines, Rules and Regulations. After final plan approval by the Architectural Control Committee through this process, a building permit may then be required from the County.

Section 4.2 Review Procedures. All Owners, Architects, Contractors, their agents and any other designated representatives of Owners shall comply with the following process in order to obtain approval from the Architectural Control Committee for any Improvements:

- A. The Owner or Contractor shall submit 2 sets of plans at the beginning of the review process. One of these sets will be retained by the Architectural Control Committee for permanent record, and the other will be signed and returned to the Owner or Contractor. Plans submitted to the Architectural Control Committee shall satisfy the requirements contained in Article 5 of your Design Guidelines, Rules and Regulations.
- B. The Architectural Control Committee shall respond in writing to the Owner with 30 calendar days after receiving the complete plans. The response may approve or disapprove the plans, approve the plans with conditions, or make recommendations for changes or adjustments deemed necessary or appropriate by the Architectural Control Committee. If the Architectural Control Committee does not respond to the Owner within 30 days after receiving completed plans, this 30-day response period will automatically be extended for an additional 15 days. If a response from the Architectural Control Committee is not received following this 15-day response extension, the plans shall be considered approved.
- C. The Architectural Control Committee reserves the right to require that staking the Single-Family Detached Home be completed in the field for review prior to granting final plan approval. The Architectural Control Committee should be notified upon completion of staking to arrange for on-site inspection.

- D. Once the Architectural Control Committee has approved any submitted plans and construction documents, it shall issue a letter of approval to the Owner or the Owner's Contractor ("Approval Letter"). The Owner or Contractor may apply for building permits only after receiving the Approval Letter. No construction may begin until the required permits have been issued. Any approval by the Architectural Control Committee is valid for only one year after the date of the Approval Letter. If construction does not begin within that time period, the Owner must re-submit the plans and related documents for approval, and the process described above will be repeated.
- E. In order to monitor compliance of construction with the approved plans, a representative of the Architectural Control Committee may make periodic visits to the site during construction.

SOUTH FORK RANCHES DRIVEWAY SPECIFICATIONS

Driveway Bond: The Property Owner or Contractor will be required to place a \$1,500.00 bond before building the driveway to a residential lot in any part of the South Fork Ranches Sub-division.

Driveway Bond Options:

Option #1: Property Owner or Contractor makes a check payable to South Fork Ranches or Property Owner's Association (which ever party is in control of that sub-division). This check is then put into a trust account. Upon an approved inspection of the driveway, the bond money will be returned to the paying party. If the driveway does not meet specifications, then the Contractor will be given ample time to fix the driveway. If for some reason the driveway is not fixed or a refusal of compliance is invoked by the Property Owner or Contractor, then the bond will be cashed and the controlling entity of the sub-division will use the bond money to pay a separate Contractor to bring the driveway up to specifications.

Option #2: The Contractor pulls a bond that can be applied for the use of building driveways in the South Fork Ranches sub-divisions. The overall monetary amount of the bond cannot be lower than \$1,500. If bond is of higher monetary amount, more than one driveway can be covered at one time. Once the driveway has passed inspection the bond for that driveway is closed or rolled to another driveway.

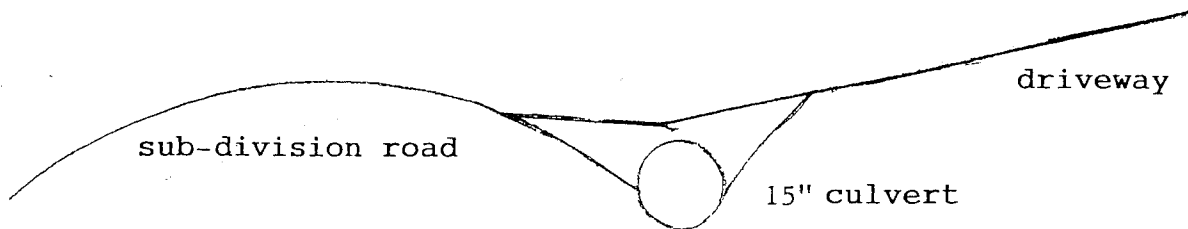
If the driveway does not pass inspection, then refer to underlined portion of *Option #1*.

Driveway Specifications

Portion of the driveway that must meet specifications: Any part of the driveway that is in the sub-division's road easement. This easement is a 60-foot (30 feet from center of road in each direction). The front lot pins generally indicate outer edge of easement.

Specifications:

1. Driveway must be installed so water run-off will not damage Sub-division's road.



2. A 15-inch diameter or larger culvert must be installed to maintain water flow in Sub-division road ditch.

3. After driveway is completed, the Sub-division road and ditch affected by the installed driveway should be cleaned up and left in an orderly manner.

If there are any questions or alternative suggestions to these Specifications, contact Dave Lisac, Development Manager, at (719) 873-1012.