

**Minimum Architectural Compliance Requirement**  
**January 2010**

For a lot or unit to be considered for purchase or legal transfer between any parties including by quit claim, the Board of Directors shall have the authority but not the obligation to make a visual inspection of the exterior of the subject property and if the lot and unit does not meet the minimum architectural standards of the Association by the Board of Director's sole and absolute determination, said lot shall not be approved for sale or transfer until such time as deficiencies to the lot and unit are brought into compliance with the minimum architectural standards of the Association. In the alternative, a prospective owner or grantee of the lot and unit, otherwise meeting the purchasing or ownership requirements of the Association may choose to place into escrow with the Association an amount equal to that which the Board of Directors determines in its sole and absolute determination is required to bring the lot or unit into minimum architectural compliance with Association standards and once such certified funds are received, the Board of Directors may authorize the prospective owner to complete the sale. Said escrowed funds will not be subject to interest payments to any party. After closing, the Owner or Grantee must complete the corrections to deficiencies of the lot and unit as previously determined within a reasonable time commensurate with the nature of the deficiencies as may be determined by the Board of Directors. Thereafter, the Board of Directors shall make or cause to make an inspection to determine if the minimum architectural compliance has been met. Having successfully completed the corrections to deficiencies in the sole and absolute determination of the Board of Directors, the Owner or Grantee may make request to have returned the escrowed funds and said escrowed funds (less any funds used to affect remediation of deficiencies) shall be returned by the Association to the Owner in a reasonably timely manner. Failing the remediation of deficiencies of the lot or unit, the Owner or Grantee authorizes the Association to use the escrowed funds to complete correction of the deficiencies. Should the cost of such corrections exceed the amount of escrowed funds, said excess cost of same shall be added to and become part of the assessment to which such lot and unit is subject and said excess cost shall be a lien upon said lot and unit with the same force and effect as the liens on lots and units for assessments as provided in this Declaration and the Articles of Incorporation and By-Laws of the Association.