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GUIDELINES FOR ARCHITECTURAL APPROVAL

It is the responsibility of the Architectural Review Committee (ARC) to review plans and make the recommendations to the Evergreen Hills Homeowners Associations (EHHOA) in the general areas of new constructions, remodeling, and landscaping. Ultimate approval or disapproval is the sole authority of the EHHOA Board of Directors.

The ARC shall consist of no less than two (2) nor more than three (3) members of the EHHOA appointed by the EHHOA Board of Directors. One of those members shall be designated as the Chairperson. Members of the ARC shall not be members of the Board of Directors.

The goal of the ARC is to insure continuity, aesthetics, and the general appearance within Evergreen Hills.

Any structure, significant landscaping, or exterior modification to the original construction or lot grade on any lot within Evergreen Hills must receive written approval from the ARC prior to construction. This cannot be accomplished until two (2) sets of building plans and plot plans of the locations showing drainage for the lot; and location of such building shall have delivered to the ARC as noted herein. This includes a septic permit from the Lake County Health Department and an approved septic system layout.

One copy of such plans, specifications, and plot plans shall be retained by the ARC and the second copy shall be redelivered to the owner of the lot with the approval of the ARC appropriately endorsed thereon. In the event the RC or it's designated representative fails to approve or disapprove any building plans submitted to it, and if all others terms contained in these restrictions have been complied with, the RC shall be deemed to have approved such plans within (30) days from the date of submission to the ARC. The ARC shall in no event be liable in damages for any action or failure or refusal to act pursuant to the provisions hereof.

No building, grading, or lot clearing can begin prior to a rock driveway being constructed from the street to the approximate location of the garage. This is intended to minimize dirt being transferred to the road.

The following clarifications are mean to help interpret the governing regulations of the EHHOA but are not intended to be a complete set of guidelines.

No Fences, whether they demarcate property boundaries or not, shall be built or allowed except in the case of a swimming pool as noted elsewhere herein.

No above ground pools shall be allowed. Below ground, outdoor pools shall be allowed. For purposes of definition, a whirlpool, spa, or children's wading pool, of a size not greater than 10' by 10' shall not be considered as a swimming pool. In the case of an approved below ground outdoor pool, a safety fence is required. Such fence shall not exceed 5' in height and will be of a chain link variety that does not obscure view. All local ordinances and laws must be adhered to that govern such constructions and operation.

While the covenants preclude out building of all kinds, residential playground equipment is allowed as are building referred to as Gazebos. However, approval for these must be obtained in writing from the ARC based on submission of a letter to the ARC containing the necessary information and completed plans.

Solar heating panels are allowed; see the by-laws for the process to be followed in gaining approval for the solar or geothermal energy systems. If an owner is interested in pursuing solar technology, full plans, technology and location must be submitted to the ARC for consideration bearing in mind that aesthetics are a critical component in such review.

Natural landscaping incorporating wildflowers and native grasses and plants will be allowed in small border planting areas adjacent to the front or side of a house and in the rear yards.

Trash must be stored in the containers provided by the trash removal company being used by the resident and may be kept outside in a non-conspicuous location. Containers often referred to as dumpsters are not allowed except for unusual situations such as major remodeling and then must be for a period not to exceed 10 days. All trash must be stored out of sight. Trash not placed in a container designed for such purpose shall not be placed before 24 hours of the scheduled collection and must be in a secured box or plastic bag. Open recycling bins containing paper or plastic items must be secure in such a way as to prevent the contents from being blown away. All collection containers must be removed from the collection point and returned to storage within 24 hours of collection.

If any of these guidelines are in conflict with the Evergreen Hills Homeowner Association covenants, the covenants shall govern.