

Hillcrest Village Homeowners' Association Architectural Review Committee Guidelines

Establishment of the Architectural Review Committee. The Architectural Review Committee ("ARC") shall be appointed by the President and shall consist of a minimum of one member of the Board in an advisory capacity and other unit owners representative of each floor of the building (if possible). In the event that an Architectural Review Committee is not so established, the Board shall perform all duties of the ARC as provided in this document.

Architectural Guidelines. The ARC may propose architectural guidelines from time to time, approved by the Board of Directors and included in or with any Rules and Regulations of the Association. Improvements or alterations to any element of Hillcrest Village Condominiums that would change the appearance of the lot, structure and/or the common elements require submission to the ARC for approval by the Board of Directors. Such changes include but are not limited to: paint, lighting, patios, decks, entrances, doors, windows, walls, landscaping, including plants and trees.

Architectural Criteria. The ARC shall exercise its reasonable judgment to the end that all recommended attachments, improvements, construction, landscaping, and alterations to the lot, landscaping, structure, or common elements shall comply with the requirements set forth herein. The recommendations of the ARC on matters properly coming before it shall not be unreasonably withheld, and actions taken shall not be arbitrary or capricious. Consideration will be based upon, but not limited to, conformity and harmony of exterior appearance of the structure, preservation of aesthetic beauty and conformity with any specifications and purposes generally set out in the Declaration.