

ARTICLE VIII.

Use of Lots; Architectural Control Committee

A. The Board shall establish an Architectural Control Committee (ACC) of not less than three (3) Owners whose duties and responsibilities are as set forth immediately below.

1. Help establish and maintain a tranquil existence and a high quality of life for residents of Snee Farm.

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2. Prevent excessive or unsightly grading, indiscriminate earth moving or clearing of Lots and Common Areas, removal of trees and vegetation which could cause disruption of established water courses or scar natural land forms.
3. Assure that the location, architectural design, building materials and colors of Residences (existing and proposed) are visually and aesthetically harmonious with the Lot's overall appearance, history and cultural heritage; with surrounding Lots, Residences and Common Area; with native vegetation; and with development plans approved by any governmental or public authority for the area in which the Residence is proposed to be located.
4. Assure that landscaping is aesthetically pleasing and is harmonious with its Lot and with proximate Lots.
5. Assure that any new Residence, structure, landscaping, and any improvement on a Lot complies with the provisions of this Declaration.

B. Seeking Approval of Architectural Control Committee (ACC)

1. No Building or other structure shall be commenced, erected or maintained upon any Lot, nor shall any exterior changes, additions, or alterations be made to a Residence or other improvements to a Lot unless approved by the ACC. Any Owner desiring to build, rebuild, maintain, paint, or make other improvements to the exterior of a Residence or other improvements upon a Lot must obtain prior written approval from the ACC. An Owner must submit in writing to ACC a complete and detailed set of plans and specifications to the ACC prior to project commencement. The plans and specifications shall be in such detail that the ACC may confidently be able to discern all work to be done and its end result. If the ACC is of the opinion that the submitted material is inadequate, it promptly shall request additional written information from Owner. Upon submitting the application or plans to the ACC, the Owner grants to the ACC a right of entry easement across the Lot for purposes of carrying out the duties of ACC. The ACC may withhold approval for aesthetic reasons as long as based upon guidelines and regulations which the ACC may adopt and amend from time to time.
2. ACC shall render a written approval and/or disapproval to Owner within thirty (30) days after a completely satisfactory set of plans and specifications has been submitted to the ACC. Failure of the ACC to act on the submitted satisfactory plans within the thirty (30) day period shall be considered approval.

3. If Owner is displeased with a decision of the ACC, a written appeal may be taken within fifteen (15) days of the decision to the Board which shall sit as a review board. The appeal shall be heard at the next regular Board meeting. The Board shall render its written decision on the appeal within ten (10) days. Failure of the Board to render its decision within the specified time shall be considered a decision favorable to Owner.