

RANCHO CARRIBE SUBDIVISION  
ARCHITECTURAL REVIEW COMMITTEE  
GUIDELINES AND PROCEDURES

**Section 1: Purpose:** The Board of Directors has appointed an Architectural Review Committee for the purpose of reviewing proposed plans and specifications of any building, structure or otherwise, which shall be erected, placed and/or altered on any tract or parcel of land pursuant to Article VI of the Declaration of Covenants, Conditions and Restrictions for the Rancho Carribe Subdivision. It will be the duty of the Architectural Review Committee to review the quality, workmanship, materials, harmony of external design, location with respect to topography, finish grade elevation, and harmonious arrangement with respect to existing structures within the Rancho Carribe Subdivision for all plans and specifications of any building, structure or otherwise, which shall be erected, placed and/or altered on any tract or parcel of land in the Rancho Carribe Subdivision.

**Section 2: Committee Members:** The Architectural Review Committee is currently composed of Chairman: Doug Mason; Members: Wallis Smith; Terri L. Varner, and Mike Morris. At the Association's annual meetings, the Architectural Review Committee and their successors, if any, shall be appointed and/or reappointed by the duly elected Board of Directors. Any vacancies, which shall occur, from time to time, shall be filled by the Board of Directors.

### **Section 3: Authority and Duties of the Architectural Review**

**Committee:** No building or structure of any kind shall be erected, placed or altered on any tract of land in this subdivision until the building plans, specifications and plot plans showing the location of structures upon the lot or tract on which the dwelling, structure, residence or otherwise has been approved in writing by the Architectural Review Committee.

1) The Architectural Review Committee shall not give written approval unless and until two (2) sets of plans and specifications for such commencement of any building, structure, improvement, addition and/or the like has been submitted to one of the Committee members or a member of the Board of Directors. It will be the responsibility of that member to submit the plans to the Chairman of the Architectural Review Committee. The Chairman will evaluate the proposed plans and specifications to ensure they include, without limitation, the following:

a) Site development plan with respect to placement of building or structure on lot, including all driveways, paths, fences, boardwalks over dunes, and any and all proposed improvements in connection with such building or modification.

b) Complete and detailed construction plans and specifications.

2) It will be the responsibility of the Chairman to submit all plans and specifications as outlined herein to other Committee members for approval or disapproval.



3) Once all plans and specifications have been presented in their entirety, the Architectural Review Committee shall approve or disapprove in writing within thirty (30) days from the receipt thereof. Should no action have been taken by the Committee within such time period, then and in such event, all such plans and specifications presented to the Committee shall give written notice prior to the expiration of thirty (30) days to the party presenting such plans that more time is necessary to review the plans, whereupon approval or disapproval of such plans shall be evidenced solely by written notice communicating approval or disapproval to the party presenting such plans and specifications. Upon approval or disapproval, one set of plans and specifications shall be returned to the person submitting them and the other copy shall be retained by the Architectural Review Committee.

4) The Architectural Review Committee shall have the right to disapprove any plans and specifications submitted to it in the event such plans and specifications are not in accordance with all of the provisions of this instrument or in accordance with the subdivision's Restrictions including, but not limited to, the design, layout, location, color schemes and/or if the proposed building, structure or otherwise is not in harmony with the surrounding structures of such lot, tract or parcel of land.

If the plans and specifications or details of the building, structure or otherwise depicted thereon are disapproved, the Architectural Review Committee's decision may be appealed in writing to the Board of Directors for decision.

5) If for any reason the Architectural Review Committee is unable to obtain written approval from one or more of its members within the stated time period, then the Committee will bring the matter before the Board of Directors for decision.

6) The Architectural Review Committee may allow reasonable variances and adjustments to the Restrictions set forth for the subdivision. However, the Committee's decision to allow a variance must be brought before the Board of Directors for approval. The Board will provide written notice to the current property owners, if any, affected by such variance or adjustment. The Board will allow a fourteen (14) day grace period for those property owners to respond to the requested variance or adjustment. After the expiration of fourteen (14) days, the Board will grant or deny such variance.


7) Although it is the intent of this instrument to allow or disallow variances or adjustments in the Restrictions or Plat or Map for the Rancho Carribe Subdivision, or possess the ability to completely release any such Restriction as to one or more lots in the Rancho Carribe Subdivision, the Architectural Review Committee does not have the power to subject any other such lots or property within the subdivision to new Restrictions except by written agreement with the owner and/or managers of the lots, property, and/or tracts of land involved.

8) Notwithstanding any of the foregoing, the Architectural Review Committee is not in any way responsible for any defect in plans or specifications submitted, revised or approved accordingly,

nor for any structural or other defects in work done with respect to such plans or specifications.


Dated this 12<sup>th</sup> of July, 1999.


RANCHO CARRIBE SUBDIVISION

  
Everette Talbot, Board Member

  
Terri L. Varner, Board Member

M. Carolyn Whaley, Board Member

  
Jay M. Eshbach, II, Board Member

  
Doug Mason, Board Member

Attached: Exhibit "A"



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Dated this 12<sup>th</sup> of July, 1999.

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Doug Mason  
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Attached: Exhibit "A"

## EXHIBIT A

### FIRST ROW SETBACK LINES

No home shall be closer to the street than 30 ft. No first row home shall be closer to the dune vegetation line than the front most footprint of the home on Lot 6. Surveyor lines are underway to have the exact distance recorded. The location of the home is defined as the front most footprint of the home. Open porch and deck areas are excluded from this, however, under no circumstances shall any part of the home, deck or porch extend past the dune vegetation .

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70/2

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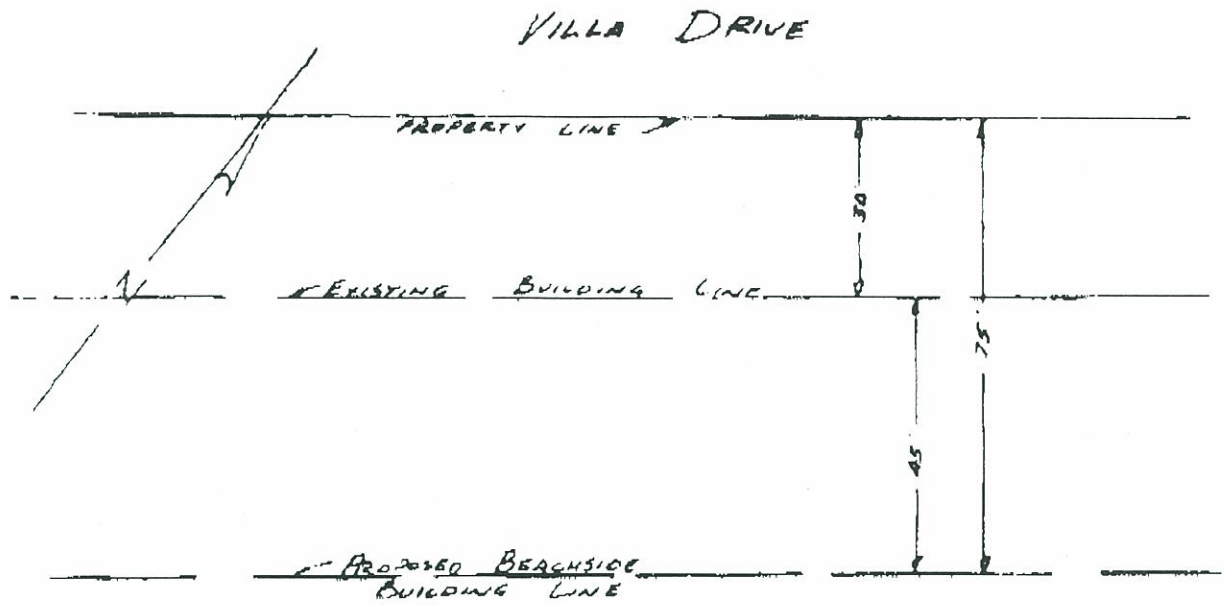


Exhibit "A"