

ARCHITECTURAL CONTROL GUIDELINES

ARCHITECTURAL CONTROL APPLICATION - The Association has been charged with the responsibility of maintaining the aesthetic and architectural character of Nature Preserve of Twinsburg.

Any owner desiring to make any exterior change, improvement or addition (including change of color) must obtain approval for the change or improvement from the Association through its Board of Trustees. All applications will be considered on an individual basis and all reasons presented for the improvements will be weighted and evaluated, based on the following considerations:

- The harmony of external design and location in relating to surrounding buildings in the community.
- The recognition of future maintenance problems or expenditures the installation might cause the Association.
- Adherence to the HOA Documents.

The following are to be submitted to the property manager (APM) for Board Review:

- A completed Improvement Application
- A complete description of the improvement with a drawing, color photographs of your house and catalog pictures or specifications with names of exact colors to be used
- A plat plan (topographical map) of the lot where improvement or modification will be located on the lot

The Board of Trustees will review the Application, which will be approved, disapproved, or additional or alternative recommendations for the improvement/modification will be suggested. If you have a specific date for work to begin, please be sure to note the date on the application. While the Board of Trustees will make reasonable efforts to supply the owner a notice of the decision within several days, it is recommended that the Application be submitted at least thirty (30) days prior to the purchase or start date. Any change, modification or improvement made by the owner is the responsibility of the owner for maintenance, repair and/or replacement.

Unauthorized changes, modifications or improvements must be removed or restored to original condition at the discretion of the Association, through its Board of Trustees and will be at the expense of the owner.

The purpose of the Architectural Control Guidelines is not to discourage improvement, but to control the nature of improvements to those that enhance the value and conform to the overall aesthetic appearance of the community. This control should be looked upon as a protection of your investment. The Board of Trustees and the Association members are in favor of improvements and encourage owners who desire to personalize their homes to do so within the limitations of the HOA Documents.

NATURE PRESERVE OF TWINSBURG IMPROVEMENT APPLICATION

This application must be submitted for any construction, modification or addition to the exterior of your home or grounds. If in doubt about your particular project, please contact a member of the Board of Trustees.

Name:	Phone:
Address:	
Nature of Improvement: <input type="checkbox"/> Shed (Dimensions not to exceed 100 ft2) <input type="checkbox"/> Deck <input type="checkbox"/> Patio <input type="checkbox"/> Hot Tub / Spa <input type="checkbox"/> Driveway Extension <input type="checkbox"/> Fence (Wood or White PVC Picket Fencing) <input type="checkbox"/> Other: _____	
<input type="checkbox"/> Deck Size:	
Location:	Contractor:
Color:	
<i>**The following items must be attached to this completed application in order to be reviewed by the Board. Failure to do so will result in denial of the request. **</i>	
<i>Required Attachments</i>	
<input type="checkbox"/> Color photograph of exterior of house	<input type="checkbox"/> Specification/Color Description of materials to be used
<input type="checkbox"/> Scale Drawing on a Plat Map (Topographical map) showing exact location and dimensions of improvement (if not to exterior of house)	

I understand the rules concerning the proposed improvement and that the board has 30 days to review my proposed modification. This improvement in no way encroaches upon a neighbor's property or common ground (if applicable). I agree to abide by the rules established by the Association and will be solely liable for any upkeep required by the construction of this proposed improvement. I further agree to obtain all licenses and/or building permits as required by law, meet all legal requirements for building codes and comply with all laws and regulations that may apply. I understand that any changes to the approved plan must be re-submitted to the Board for approval, prior to the commencement of any work.

Date: _____ Signature: _____

For Association Use Only

Date Application Received: _____

Received by: _____

Date of Approval/Disapproval: _____

Letter Sent On: _____ Letter Sent By: _____