

ARCHITECTURAL CHANGE APPROVAL PROCEDURE

The Declaration of Restrictions states that the following architectural changes are subject to approval by the Bay Village Homeowners Association Architectural Committee:

1. Plans, specifications, color schemes, and location for the construction or erection of any building, or other structure;
2. Change to the exterior design of any structure;
3. Painting of any exterior structure;
4. Installation of signs, with the exception of signs of customary and reasonable dimensions advertising the property for sale; and
5. Installation of Video or Television Antenna or Satellite Dish.

Before making any of the above architectural changes, homeowners are required to contact the Architectural Committee and provide documentation the Committee requests concerning the proposed architectural change.

If the Architectural Committee gives conditional approval of the proposed architectural change or does not approve the architectural change, the homeowner may submit a written request that two members of the Association's Architectural Committee meet with the homeowner to discuss the matter at a mutually convenient time and place to explain the Architectural Committee's and homeowner's positions to each other, and confer in good faith in an effort to resolve the dispute.

The homeowner may also request that a neutral third party be involved through a local dispute resolution program. If resolved at that point, the resolution shall be memorialized in writing. If not resolved, the homeowner must send a Request for Resolution to the Homeowner's Association Board as specified by Civil Code Sections 5925 et. seq. before filing a legal action against the Homeowner's Association Board. If the homeowner fails to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code homeowner may lose the homeowner's right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law.

Note, neither the Architectural Committee nor the Homeowner's Association Board may approve an architectural change that violates any governing provision of law, including but not limited to the Building Code or other applicable law governing land use or public safety.