

ARTICLE IV: ARCHITECTURAL CONTROL

1. Architectural Committee. The Board shall appoint an Architectural Committee for GOOSE HOLLOW SUBDIVISION immediately after the filing of this Declaration. The committee shall initially consist of three members. Immediately after each turnover meeting described in Article II of the Bylaws, the Architectural Committee shall increase by two additional members selected from the phase which is the subject of the turnover. The Board may remove and replace their respective appointees at any time, with or without cause. The members of the Architectural Committee mayor may not be members of the Board. The Architectural Committee shall have the authority and duty to regulate the external design, appearance, location and maintenance of any and all improvements on the Property and all landscaping thereon in 'accordance with the provisions of this Declaration and the Architectural Manual.
2. Committee Approval Required. No building, fence, wall, patio, deck, or other structure or improvement shall be commenced, erected, or maintained upon the Property nor shall any exterior addition to, or change or alteration therein, be made, nor shall any landscaping of any portion of the Property be commenced or maintained until the plans and specifications have been submitted to and approved in writing by the Architectural Committee pursuant to the procedure outlined in the Architectural Manual.
3. Architectural Manual. The Board may, from time to time, amend, modify or revise provisions of the Architectural Committee outlined therein provided, however, that no such amendment, modification, or revision shall be binding upon the owners until notice of the same has been given to the owners by the Board, and no such amendment, modification or revision shall affect structures, improvements, or landscaping approved prior to the enactment of such amendment, modification or revision. A majority of the owners may reject any amendment, modification or revision proposed by the Board.
4. Exemption. The Declarant shall be exempt from the authority of the Architectural Committee.