



## ARCHITECTURAL AND LANDSCAPING COMMUNITY STANDARDS

Per Article XII, *Architectural Control*, Section 2, *Community Standard*, of the Grand Isles Homeowners Association Declaration of Restrictive Covenants the Board of Directors through a unanimous vote at the Board of Director's Meeting of July 16, 2020 hereby adopts the following Community Standards for Architectural and Landscaping within the Community. The purpose of these Community Standards is to:

1. Provide to homeowners with a ready reference regarding the exterior appearance of the homes and homesites as specified in the Homeowners Association of Grand Isles *Declaration of Restrictive Covenants* (see below);
2. Provide a means to maintain the standards and harmony of the community;
3. Provide a general interpretation of what is allowed and not allowed in the community;
4. Act as a guideline to the homeowners in their submission of requests for changes in appearance of their home or homesite;
5. Act as a guideline in the review of homeowner's request for changes.
6. These Community Standards are not intended nor should it be interpreted as an amendment to the *Declaration of Restrictive Covenants* or the Bylaws of the Association, but and "shall be specifically enforceable by injunction or otherwise, and shall have the effect of covenants as if set forth herein verbatim" (Article XII, Section 2).
7. These Community Standards are not absolute, and are subject to modification and/or interpretation without notice as deemed necessary by the Architectural Control Committee and/or the Board of Directors.
8. Where the Architectural Control Committee is indicated, such indication can and may include the Association, the Board of Directors, or other agents or entities as designated by the Association.

### **DECLARATION OF RESTRICTIVE COVENANTS**

#### **ARTICLE VII                      USE RESTRICTIONS**

##### *Section 8.                      Alterations and Additions.*

No material alteration, addition or modification to a Homesite or Home, or material change in the appearance thereof; shall be made **WITHOUT THE PRIOR WRITTEN APPROVAL** thereof being first had and obtained as required by the Declaration.



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### ARTICLE XII ARCHITECTURAL CONTROL

*Section 6. Power and Duties of the Architectural Control Committee:*

No material improvements or changes in color or landscaping which is visible from the exterior of the Home shall be constructed, erected, removed, planted or maintained, nor shall any material addition to or any change, replacement or alterations of the improvements constructed by the Declarant which is visible from the exterior of the Home be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme and the location of same shall have been submitted to and approved in writing by the Architectural Control Committee (ACC).

*Section 15. Violation:*

If any improvement shall be constructed or altered without prior written approval of the ACC, or in a manner which fails to conform with the approval granted, the Owner shall, upon demand of the Association or ACC, cause such improvement to be removed, or restored until approval is obtained or in order to comply with the plans and specifications originally approved. The Owner shall be liable for the payment of all costs or removal or restoration, including all costs and attorney's fees incurred by the Association or ACC. The cost and fees shall be deemed a Special Assessment and enforceable pursuant to the provision of this Declaration. The ACC and/or Association is specifically empowered to enforce the architectural and landscaping provisions of this Declaration and the Community Standards, by any legal or equitable remedy.

***(Failure to submit the appropriate Request for Modification and obtain written approval prior to beginning of the alterations, additions, or modifications may result in a violation notice and associated fine of up to \$100 plus \$25 per day being assessed until the violation is cured.)***