

WEDGEWOOD ASSOCIATION

ARCHITECTURAL GUIDELINES AND PROCEDURES

The following architectural guideline and procedures (the “Guidelines”) are established pursuant to the Declaration of Covenants, Conditions and Restrictions of Wedgewood Association (the “Declaration”), and provide a framework within which the architectural review committee of Wedgewood Association (the “Architectural Review Committee”) can make its decisions. The Guidelines have been created to enhance the value and appearance of the Subject Property. The Guidelines are intended to encourage compatible design on the exterior of the Residences and other portions of the Subject Property.

The role of the Architectural Review Committee is to assure that the exteriors of, and the view of the exteriors of, the Residences and other portions of the Subject Properties meet certain standards and guidelines and are compatible with the surroundings and other Residences. The guidelines and standards set out in this document supercede and replace all existing architectural guidelines, standards, and criteria established for Wedgewood. Unless defined in this document, the terms used in this document shall have the same meaning assigned to them in the Declaration.

I. ARCHITECTURAL STANDARDS.

- A. Restrictions on Alterations. One of the purposes of these Guidelines is to ensure that those parts of the Lots and Residences which are visible from the exterior be kept architecturally attractive and consistent in appearance. Therefore, the following restrictions and requirements shall apply to alterations on the Subject Property:
1. Except as expressly provided in Section E, no structure, building, addition, deck, patio, fence, wall, enclosure, window, exterior door, antenna or other type of sending or receiving apparatus, sign, display, decoration, color change, shrubbery, material topographical or landscaping change, or any other exterior improvements to or alteration of and Residence or any other part of a Lot, whether temporary or permanent, structural, aesthetic or otherwise (collectively referred to as “alterations”). Shall be commenced, erected or maintained, unless and until the plans and specifications showing the nature, kind, shape, height, color, materials and locations of the alterations shall have been approved in writing by the Architectural Review Committee.
 2. The Architectural Review Committee shall establish the criteria for approval of alterations, which shall include and require, at a minimum:

- 2.1 substantial uniformity of color, location, type, and design in relation to existing Residences and topography,
 - 2.2 comparable or better quality of materials as used in existing improvement on the Property,
 - 2.3 ease of maintenance and repair,
 - 2.4 adequate protection of Subject Property, the Association, and the Owners from liability and liens arising out of the proposed alterations,
 - 2.5 substantial preservation of Owners' sight lines, and
 - 2.6 compliance with governmental laws, codes, and regulations.
3. The Architectural Review Committee shall be the sole judge of whether such criteria are satisfied. The purpose of the criteria established by the Architectural Review Committee shall be (i) to preserve the architectural style and uniformity, the quality, and the value of the Property, and (ii) to protect the Association and the Owners from undue liability arising out of the alterations or any construction activity in connection therewith.
 4. Approvals of alterations that encroach upon another Lot or the Common Elements shall create an appurtenant easement for such encroachment in favor of the Lot with respect to which the alterations are approved. A file of the resolutions approving all alterations shall be maintained permanently as a part of the Association's records.

B. Review Procedures. The following procedures shall govern requests for alterations under this Section:

1. Detailed plans, specifications, and related information regarding any proposed alteration, in form and content acceptable to Architectural Review Committee, shall be submitted to the Architectural Review Committee at least thirty (30) days prior to the projected commencement of construction. No alterations shall be commenced prior to approval.
2. The Architectural Review Committee shall give the Owner written notice of approval or disapproval. If the Architectural Review Committee fails to approve or disapprove within thirty (30) days after receipt of said plans and specifications, and all other information requested by the Architectural Review Committee,

then approval shall be deemed to be granted; provided, that the alterations are done in accordance with the plans, specifications and related information which were submitted.

3. If no request for approval is submitted, approval shall be deemed to be denied.

C. Remedies for Violations. The Association may undertake any measures, legal or administrative, to enforce compliance with these Guidelines and shall be entitled to recover from the Owner causing or permitting the violation all attorneys' fees and costs of enforcement incurred by the Association, whether or not a legal action is started.

D. Owners Responsibility/Indemnity. The Owner who causes an alteration to be made, regardless of whether the alteration is approved by the Architectural Review Committee, shall be responsible for the construction work and any claims, damages, losses, or liabilities arising out of the alterations. The Owner, and not the Association, is responsible for determining whether any alteration is in violation of any restriction imposed by any governmental authority having jurisdiction over any portion of the Property. The Owner shall hold harmless, indemnify, and defend the Association, and its officers, directors and committee members, from and against any expenses, claims, damages, losses, or other liabilities, including without limitation attorney's fees and costs of litigation, arising out of (i) any alteration which violates any governmental law, codes, ordinances, or regulations, (ii) the adequacy of the specifications or standards for construction of the alterations and (iii) the construction of the alterations.

E. Exemptions. The requirements set forth in these Guidelines (except Section D) shall not apply to the following:

The installation of the following antennas on a Lot, as permitted by applicable law: (i) one antenna one meter or less in diameter for the purpose of receiving direct broadcast/satellite service or video programming services, or (ii) any antenna for receiving television broadcast signals. However, the Architectural Review Committee may require that the antenna be installed so as to minimize its visibility from the Lot and otherwise camouflage its appearance. Such installation shall be subject to all governmental laws codes, and ordinances, including any limit on the height of television broadcast antennas. The Architectural Review Committee shall have authority to impose further, reasonable requirements consistent with law. The Owner or Occupant of the Lot shall perform and pay for the installation, maintenance and repair of the installation.

II. SPECIFIC CRITERIA TO BE USED BY THE ARCHITECTURAL REVIEW COMMITTEE FOR CERTAIN ALTERATIONS

Even if the alteration proposed by an Owner meets the following criteria and guidelines, the Architectural Review Committee may deny the request for the alteration, based upon the decision-making authority of the Architectural Review Committee. The Owner may also be required to meet additional criteria or guidelines set by the Architectural Review Committee, as a condition for approval of the request.

III. TREE CUTTING AND PRUNING

No cutting or clearing of the Lot in any form may be done prior to the receipt of Architectural Review Committee approval. Elegant views can be achieved by very careful removal and pruning of trees in harmony with natural environment. The goal is to prune in such a way that upon completion, vistas appear and the trees look as if they had never been touched. The removal of pruning or trees and shrubs for view may not be done until after the approval of the Architectural Review Committee. The primary guideline for pruning is to provide the homeowner with tasteful views by the use of existing or new "Windows" within the tree canopy. No tree may be "topped." Topping not only eliminates the graceful form, line, and texture of the branches, but often results in plume-like new growth, which is unsightly and difficult to manage.