

## ARTICLE XI

### ARCHITECTURAL CONTROL

No exterior change or modification shall be made to any residential dwelling constructed by the Declarant on a Lot Unit or Parcel nor shall any fences wooden, wire, or any other kind of walls, structures or improvements be added to a Lot, Unit or Parcel, after it has been conveyed by the Declarant, until the plans and specifications showing the nature, kind, shape, height, materials, and color to be used on the exterior and location of the same, shall have been submitted to and approved in writing by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event that the Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after such plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. No approval shall be given by the Board of Directors or, its designated committee pursuant to the provisions of this Article unless it determines, in its sole discretion, that such approval shall (1) assure harmony of external design, materials and location in relation to surrounding buildings and topography within the Properties; (2) protect and conserve the value and desirability of the Properties as a residential community (3) be consistent with the provisions of this Declaration and (4) conform to or enhance in the sole opinion of the Board or its designated committee the aesthetic appearance of the Properties. Neither the Association, the Board, nor any member of the Board or its designated committee, shall have, any liability to anyone by reason of any acts or action taken in good faith pursuant to this Article

**This is taken from the Tall Pines Documents Article XI  
on page 27. It is meant to be a guide for  
Architectural Committees**