

Royal Oak Maintenance Association

POLICY RESOLUTION NUMBER 4 (*revised*)

ARCHITECTURAL APPROVALS

WHEREAS, Article IV Section 4.1 Requirement of Architectural Approvals, of the Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oak Estates (the "Declaration") requires prior written approval by the Architectural Control Committee (the "ACC") before any improvement or structure may be commenced, erected, or altered; and

WHEREAS, Article VI Sections 6.6, 6.11, 6.12, 6.13, & 6.17 Covenants and Use Restrictions, of the Declaration imposes specific restrictions on certain uses and activities that require approval by the ACC; and

WHEREAS, the Board of Directors (the "Board"), desires to grant approval for the following improvements previously undertaken by owners, and does not desire to require prior approval for these improvements and uses;

NOW, THEREFORE, BE IT RESOLVED THAT the following improvements and restricted uses may be undertaken by owners without obtaining approval from the ACC:

- Sprinkler systems, fountains, dry creeks, all plants, and other landscaping; exception is hedgerows or other landscaping that may block the lake view of other residents.
- Flag poles, birdhouses, wildlife feeders, buried propane tanks, aerobic systems, and roof mounted satellite dishes
- Retaining walls (*note all retaining walls are to be constructed of masonry, stone, or concrete products*); shoreline retaining walls still require ACC approval. Stonework and/or concrete work, including driveways, sidewalks, walkways and cart paths; (*note all driveways must be concrete*); walkways, sidewalks and cart paths must be concrete, stone, masonry or other natural materials.
- Removal of living trees 6" or more in diameter will continue to require prior approval, however, approval will always be granted to remove trees that interfere with the construction of ACC approved structures and site plans.

BE IT FURTHER RESOLVED THAT this policy is intended to trust the good judgment of individual owners in complying with these construction and use restrictions of the Declaration, and nothing in this policy is intended to remove any of the above restrictions. The Board specifically reserves the right to require compliance for any improvement or restricted use that, in the sole judgment of the Board, does not conform to both the specific and general intent of the Declaration, or is not in keeping with the high standard of aesthetically pleasing results that are in Section IV Article 4.4 of the Declaration.

ATTEST:

3/19/2015

Date (*revised 1-12-15*)



President of Association