

## ARCHITECTURAL GUIDELINES

*These Guidelines are documented to indicate both expectations and/or prior approvals for independent future action between the Heritage Grand Board of Directors, the Architectural Review Committee [ARC], or a compliance team [currently FSR]. They are considered "best practices" and will be revised as situations require. If revised, the new document must then be approved by the Board before implementation.*

*Guidelines are also helpful to clarify intentions when dealing with the specific Declaration issues of "aesthetic considerations" or "nuisance" based rulings by the ARC.*

### Guidelines:

- 1) The Board can elect to appoint an additional temporary member for a full or partial year as needed to supplement the permanent members as circumstances warrant. The tenure of the temporary member will be determined by the board. The temporary member will be entitled *alternate*.
- 2) When a French Drain system is installed, it is suggested that an above ground path for water flow should still be available to protect homeowner from flooding caused by street flooding backing up the drainage system.
- 3) While the specific limitations (in previous versions of the 'rules') on the number of various front yard accessories have been eliminated, that was done with the expectation that owners will use common sense as to both a) the number of different items and b) the number of each item so that the result will not reach the levels that would fall under the "nuisance/aesthetics" provisions of the Declaration.

These Guidelines (dated 6/10/20019) were approved by a majority of the Board on 6/10/19.

\_\_\_\_\_ (Board Secretary)