

**Mount Air Conservancy
Policy Resolution No. 2
Architectural and Grounds Guidelines**

In a townhouse development, any change to the exterior of ones home and property has a direct affect on neighboring homes as well as on the community as a whole. As homeowners seek to enhance their investment in their homes and community, maintaining compatibility with the integrity and original design of the community is essential. These guidelines are provided in an effort to conserve the natural beauty of the subdivided property, to insure its best use and most appropriate development, and to prevent the erection of poorly designed or constructed improvements. These guidelines amplify, rather than replace, the protective and Restrictive Covenants of Article VI of the Conservancy Bylaws.

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7. SPECIFIC GUIDELINES

The following is a partial list of the more common changes to home exteriors and the basic requirements for each. This list is not intended to be all-inclusive and is only an example of changes, which must be approved by the ACC. Nothing contained in these guidelines relieves the homeowner from first obtaining specific approval for the project from the ACC as described in paragraph three (3) above. Also included are guidelines for maintenance of homes and grounds and of common areas.

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1. Shutters/Windows/Screens

- 1). All exterior window, shutters, and screens shall be in the same style; size and color as originally installed by the builder.