

Summer Hills Association

Brush Prairie, WA 98606

ARCHITECTURAL CONTROL GUIDELINES

Adopted November 12, 2025

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Article 1. INTRODUCTION

It is the intent of the Summer Hills Association (“Association”) that all Owners benefit from the planning and design that are an important part of preserving the desirability of living in the Summer Hills community.

One of the most important functions of the Association is to maintain and enhance the aesthetic quality of the homes and their environs, thereby conserving and enhancing the value of the entire Summer Hills community. Article VII section 1 of the Bylaws of Summer Hills Association (“Bylaws”) requires the Association to establish an Architectural Review Committee (“ARC”) of five members, appointed by the Board. Pursuant to Article VII section 2 of the Bylaws, the Architectural Review Committee shall perform and shall be empowered to perform all acts provided in the Summer Hills Architectural Controls and Guidelines (“ACGs”).

The ARC has the power to review and approve or disapprove the details and written plans and specifications showing the nature, kind, shape, height, materials, colors, and location of proposed living units, buildings, fences, walls, retaining walls, driveways, sidewalks or other structures, exterior additions to or changes or alternations to any of the following, and clearing or excavation of Lots. The ARC is the body which implements the architectural review function of the Association.

1.1 Declaration of Covenants, Conditions & Restrictions (“CC&Rs”). Lots in Summer Hills are subject to use Conditions, Covenants & Restrictions (“CC&Rs”), for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Summer Hills community. The CC&Rs are recorded against each Lot within Summer Hills, thereby binding each Owner to the requirements set forth therein.

1.2 Governing Documents. Owners of Lots are responsible for ensuring conditions on their Lots and uses of their Lots follow the Summer Hills Plat Maps, Articles of Incorporation, By-Laws, CC&Rs, Rules, Policies and these ACGs (collectively “Governing Documents”). All Owners should become familiar with the contents of the Governing Documents and the obligations imposed upon every Owner in the Summer Hills community.

1.3 Architectural Control Guidelines are Standards. The ACGs, as set forth in this document, establish standards, consistent with the CC&Rs for exterior improvements within the Summer Hills community. Owners of Lots are responsible to ensure that all proposed and completed work on their Lot is in compliance with the Governing Documents.

1.4 Requirement for ARC Application and Approval. An ARC Application must be submitted by the Lot Owner and approved in writing by the ARC prior to commencement of any exterior work or improvements upon a Lot, as set forth in Section 2.1 below.

1.5 Exception for Plant Materials and Exterior Cleaning. Maintenance that is limited to trimming, removal, replacement, or installation of plant material only, and any exterior cleaning such as power washing, window washing, gutter cleaning, etc. do not require an ARC Application. See Section 2.1 below.

1.6 Purpose of the ACGs. The intended purpose of the ACGs is to

- (a) Set forth uniform guidelines for Owners in planning and execution of exterior work on their Lot, and to be used by the ARC in reviewing Applications.
- (b) Illustrate basic design principles which will aid Owners in developing exterior improvements and additions which are in harmony with the immediate neighborhood and the community as a whole.

- (c) Relate exterior building and property treatments to the concept of a quality neighborhood.
- (d) Increase Owner awareness, understanding, and compliance with the Governing Documents.
- (e) Describe the standards of review as used by the ARC.
- (f) Maintain and improve the quality of the living environment of Summer Hills, in order to protect and preserve the value and desirability of the Summer Hills community.

Article 2. THE ARC APPLICATION

No Living Unit, building, fence, or other improvement of any kind shall be commenced, erected, or maintained upon a Lot or any other portion of Summer Hills, nor shall any exterior addition to or change or alteration therein be made, nor shall a Lot be excavated for use, until after the details and written plans and specifications, showing the nature, kind, shape, height, materials, colors, and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee as to the harmony of external design and location in relation to surrounding structures, vegetation and topography (CC&Rs, Article IV, section 9).

2.1 Work Requiring ARC Application and Approval. Any and all work of any nature on the exterior of a Lot, except for routine cleaning, including gutter cleaning, power washing, moss removal, mowing, trimming, and weeding, will require an ARC Application that has been submitted by the Lot Owner and approved in writing by the ARC before work can begin. Some common examples include installation of items such as lighting, satellite dishes or antennas, repainting a home (even if no change in color), replacing a deck, or installing new windows. Even if the change seems minor, an ARC Application is required. If in doubt about whether an ARC Application is needed, please contact the Association's Management Company for clarification.

Review of ARC Applications submitted by Owners for exterior work on their Lots is necessary for the ARC to ensure that exterior work proposed by Owners complies with the stated objectives of the ACGs.

- (a) ARC Approval of Exterior Work or Projects is Required in Advance. All construction, removal, replacement, restoration, change, or maintenance of exterior improvements (other than power washing, window washing, gutter cleaning, or other general cleaning activities) require an ARC Application and ARC approval in advance. Some typical examples of maintenance items requiring an ARC Application include roof maintenance or replacement; exterior painting, repairs or installation or work involving improvements on the Lot such as flatwork, siding, trim, chimneys, structures of any sort, retaining walls, etc., lighting installation or changes, etc.
- (b) Modification of Live Plant Material Excepted. Gardening projects which involve trimming, removal and/or installation of plant material only do not require an ARC Application to be submitted.
- (c) ARC May Enter the Lot if Necessary. The review, approval, or verification process may include a physical onsite inspection (see CC&Rs Article X, Section 1).

2.2 Owner is Responsible for Compliance with ARC Approval. The Lot Owner is solely responsible for assuring that the work is carried out as approved, that all Lot related items are completely within the boundaries of the Owners' Lot, and in compliance with any required setbacks or other applicable ordinances as defined in section 2.3 below.

- (a) Owner to Maintain Documentation of Approval. It is further the responsibility of the Lot Owner to maintain a copy of all documents submitted with the ARC Application and letters of approval or denial.

- (b) Changes Require an Amended Application. If any changes are necessary to the approved ARC Application, an amended ARC Application must be submitted to the ARC for review and approval prior to the commencement of any work.

2.3 Owner is Solely Responsible for Compliance with Governmental Requirements. The Lot Owner is solely responsible for compliance with all applicable governmental laws, codes, ordinances, regulations, permits, inspections, plan review and approvals, and any other conditions and/or requirements of approval of all applicable jurisdictions, including but not limited to Federal, State, and County (collectively hereinafter “Governmental Requirements”).

- (a) Conditions of ARC Approval. ARC approval is conditioned upon the Lot Owner obtaining all requisite permits, and completing the work in accordance with applicable jurisdictional requirements.
- (b) Lot Owner Responsibilities. The Lot Owner is solely responsible for determining if the proposed work requires approval under Governmental Requirements and for obtaining approvals, including all necessary permits, prior to the commencement of the work.
- (c) ARC Approval is Unrelated to Jurisdictional Approval. County or other Governmental approval does not eliminate the need for ARC approval before any work is commenced, and vice versa.

2.4 The ARC Application Process. An ARC Application may be obtained from the Association Manager through the Owner portal maintained by the Association Management Company. After completion of the Application by the Owner, and submission to the Association Management Company, each ARC Application shall be assigned a matter number including the year of the submission and the next in order of total submitted for the year (eg, the third Application submitted in the year 2025 would be assigned ARC Matter 2025-3).

- (a) Timing of Submission. Complete Applications shall be submitted no more than one hundred and twenty (120) days prior to the project start date. Incomplete Applications will be returned and will not be forwarded to the ARC for consideration.
- (b) Application Form. The ARC Application is available through the Management Company Owner portal. Complete ARC Applications may be submitted to the Management Company through the Owner portal, Complete Applications include all project information, all supporting documents, as well as all signatures as indicated, including the Owners of all adjacent Lots.
- (c) Acknowledgement. By signing the ARC Application, Owners of adjacent Lots are acknowledging that they have been informed of the plans for the proposed work, have reviewed the completed ARC Application, and if requested, received a complete copy of the ARC Application. Signing does not waive any objection.
- (d) Objection. Any Owner of an adjacent Lot may, within ten (10) days of the date that they signed the ARC Application, submit written objection setting forth the specific reasons for objection, the specific provisions of the Governing Documents that the proposed work violates, and the specific manner in which the proposed work constitutes a violation. All written objections which are timely submitted to the Association Management Company will be forwarded to the ARC for consideration in acting on the pending Application.
- (e) Preliminary Review. Once submitted, the Management Company will do a preliminary review of the ARC Application for completeness. Incomplete ARC Applications will be returned to the Lot Owner for completion. This will cause a delay in the ARC Application being considered by the ARC.

- (f) Review by the ARC. Completed ARC Applications that are submitted to the Association Management Company for review will be forwarded for review and consideration by the ARC at a scheduled ARC meeting. The ARC will also consider any objections to the Application that were timely received. ARC Meetings are open to all Owners for observation only. The ARC will refer to the assigned ARC matter number (eg, 2025-3) when discussing Applications during ARC meetings.

- (g) The ARC Decision. The Association's Management Company will provide the Lot Owner with written confirmation of the ARC Decision regarding the Application after the review process is completed. All Application requests which are consistent with the Association's Governing Documents and which receive a majority affirmative vote of the ARC present at a meeting of the ARC shall be approved. If the ARC denies an Application, the Owner applicant will be informed of the basis for denial. If written objection to the Application was timely submitted by one or more Owners in Summer Hills, a copy of the written confirmation of the ARC Decision will be sent to those Owner(s) at the same time as being sent to the Lot Owner who applied.

- (h) Appeal. The ARC Decision regarding an Application may be appealed to the Board of Directors by submitting a request for review in writing to the Association's Management Company. See Article 9.

- (i) Questions About the Application Process. Questions about the ARC Application process are to be directed to the Association's Management Company for assistance. If the submitted Application is unclear, lacking sufficient information, or is incomplete, the Application will be returned with instruction to resubmit a clear and complete Application. Incomplete ARC Applications will not be considered by the ARC and will be returned to the submitting Owner.

2.5 ARC Application Documents. The following items are required to be submitted with all ARC Applications, as applicable to the specific work or project:

- (a) Site Plan. Submit a copy of the County approved plot plan. Proposed changes shall be indicated, including dimensions, required setbacks, and distances from adjacent properties and structures.

- (b) Materials and Colors. Samples of the materials and colors to be used and depiction of the existing materials and colors must be provided. Even if a structure is to be painted the exact same existing house or trim color, samples or color chips must be submitted.

- (c) Plans. For New Construction or New Additions or Alterations to existing structures, a complete set of accurate building plans is required including elevations, foundations, floor plans and cross sections as appropriate for the work or project.
 - (1) If plans submitted to the ARC for approval subsequently change for any reason, the Lot Owner shall resubmit for ARC review and approval, highlighting and annotating the changes which have been made.
 - (2) Manufacturer's literature or photographs as well as drawings of detail related to materials to be used shall also be provided.
 - (3) Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, etc., should be shown.
 - (4) The submitted plans and other information should indicate the clearing or excavation of lots and specify the nature, kind, shape, height, materials, colors, and location of proposed living units, buildings, fences, walls, retaining walls, driveways, sidewalks or other structures, exterior additions, improvements, or alterations. **In providing an approval, the ARC is addressing design concepts and aesthetics. The Lot Owner is solely responsible for engineering and construction standards, methodology, and quality.**

- (d) Start and Completion Dates. An estimated start date and completion date must be included on the ARC Application.
- (1) The start date should not be greater than 120 days from submission of the Application. It is preferable to delay starting a project, rather than have a project in progress for an extended period of time.
 - (2) If the start date is delayed more than 6 months, the Application must be resubmitted to the ARC for a new review, with assignment of a new ARC Application matter number.
 - (3) Projects should be completed as soon as possible after start date and by the completion date provided.
 - (4) Lot Owners shall submit written notice of completion of the project through the Management Company within 15 days of actual completion.
 - (5) If necessary, a Lot Owner may request an extension of time from the ARC by submitting a request through the Management Company; a reasonable extension of time for completion will be considered by the ARC.
 - (6) Work or projects that remain uncompleted beyond the specified completion date or the completion date as extended in writing by the ARC will be subject to enforcement action pursuant to the Summer Hills Enforcement Policy.
- (e) Acknowledgement by Owners of Other Lots. Applications to the ARC shall include the acknowledgment (signature) of Owners of all adjacent Lots and Lots from which the work or project is visible.
- (1) **A neighbor's signature does not constitute agreement**, only that they were informed about plans, reviewed the complete Application and received a copy of the complete Application if requested.
 - (2) **Objections or comments by Owners of Adjacent Lots** may be submitted to the ARC for consideration as set forth in Section 2.6.

(f) Acknowledgement of Work Site Rules. Work Site Rules below are specified in the ARC Application, and shall be signed and acknowledged by the Lot Owners, as well as any contractors, handypersons, or others who are to perform exterior work on the Lot.

1. Weekday work hours are 7:00 a.m. to 8:00 p.m.
2. Weekend and Holiday work hours are 9:00 a.m. to 4:00 p.m.
3. Music volume should not unreasonably disturb neighbors.
4. Pets must be kept in compliance with leash law.
5. Park in the driveway off street. Only if driveway is full, park on the side of the street on which you are working but be available to move vehicles if needed.
6. Work debris to be cleaned up weekly and all construction debris removed.
7. Deliveries during work hours only.
8. No dirt to be tracked and left on roadways.
9. Construction traffic to abide by posted speed limits.
10. It is the responsibility of the Owner to maintain this notice on the construction premises. This notice must remain in a legible and serviceable state.
11. Any Porta Potty must be located completely on the Lot, as far away from the street as possible, and in a location which minimizes being visible from other Lots.

2.6 ARC Application Objections or Comments. Signed written objections or comments from Owners about proposed work described in a pending ARC Application may be submitted to the Association's Management Company for consideration by the ARC during the review process.

(a) Content. A written objection shall set forth the specific reasons for objection, the specific provisions of the Governing Documents that the proposed work violates, and the specific manner in which the proposed work constitutes a violation.

- (b) Timing. Any objections or comments must be submitted within ten (10) days of the date the Owner of an adjacent Lot signed the acknowledgement on the Application.

- (c) Review. All written objections which are timely submitted to the Association Management Company will be forwarded to the ARC for consideration in acting on the pending Application. However, ARC Decisions are based on the standards set forth in the Association's Governing Documents.

- (d) ARC Decision and Appeal. Any Owner submitting a timely objection or comment will be provided with a copy of the ARC Decision on the Application, sent via email to the email address on file with the Association's Management Company. A Lot Owner may appeal the ARC Decision to the Board of Directors as set forth in Article 9.

2.7 ARC Decision. All Decisions of the ARC will be provided in writing, and sent by email to the Lot Owner applicant, with a copy to any Lot Owner who timely submitted objections or comments regarding the Application to the ARC for consideration.

- (a) Approvals are Conditioned on Compliance. All ARC approvals are conditioned on the following, even if not specifically stated in the ARC Decision:
 - (1) The work or project must strictly comply with each representation made in the ARC Application and supporting materials. Any changes or deviations must be submitted for additional review.
 - (2) The Lot Owner must obtain all necessary permits/approvals under all relevant Governmental Requirements.
 - (3) The Lot Owner is solely responsible for fully complying with the Governing Documents, as well as all relevant ordinances, rules, regulations, codes, statutes, etc.

- (4) All installations and placement of items related to the Lot must be placed completely within the boundaries of the Lot, subject to any applicable setback; encroachment onto other Lots or Common Area is strictly prohibited.
- (b) Content of ARC Decisions. ARC Decisions will include
 - (1) A general description of the work or project for which the ARC Application was submitted, including the address
 - (2) Whether the ARC Application was approved or denied
 - (3) If denied, the basis for the denial
 - (4) If approved, a statement of any specific conditions or restrictions

Article 3. ARC REVIEW CRITERIA

All submissions are evaluated on the individual merits of the Application. This includes the proposed design/work, the characteristics of the structure type and the individual site; what may be an acceptable design for an exterior or property site in one instance may not be for another. Decisions made by the ARC in reviewing Applications are judgments of acceptable design based on the standards set forth in the ACGs and the following criteria which represent the general standards of the Association's Governing Documents.

3.1 Impact on Environment. The proposed construction must not unnecessarily destroy or blight the natural or man-made environment of the Summer Hills development.

- (a) Harmony. Treatment of the site must relate harmoniously to adjacent sites and structures that have visual relationship to the proposed construction.
- (b) Drainage. All storm water drainage routes and facilities must be maintained and protected.

- (c) Views. Any vegetation planted or retained on a Lot may not block views and must be maintained in a manner so as to preserve the maximum view possible for other Owners. (CC&Rs Article IV, paragraph 20).

3.2 Conformance with Covenants. All Applications are reviewed to confirm that the work or project is in conformance with the Association's Governing Documents.

3.2 Validity of Concept. The basic idea of the work or project must be sound, appropriate, and consistent with its surroundings.

3.3 Design Compatibility. The proposed work or project must be compatible with the architectural characteristics of existing structures on the Lot. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, colors and construction details.

3.4 Location and Impact on Neighbors. All construction, alteration, or improvements should relate favorably to the landscape, the existing structures and improvements, and to the Summer Hills community. **The primary concerns are access, views and drainage.**

- (a) Advise of Impact on Access, View, Drainage. The applicant Lot Owner must advise adjacent Lot Owners and Owners of impacted Lots regarding details and plans of the proposed work or project, and any impact on access, view, and drainage.
- (b) Acknowledgement of Advisement. The applicant Lot Owner must obtain signatures on the Application from all Owners of adjacent and/or impacted Lots acknowledging that advisement. If necessary signatures (as determined by the ARC) are missing from the Application, the Application will be returned as incomplete. The ARC will only consider complete Applications, which include signatures of adjacent Lot Owners.

3.5 Scale. The scale and size (in three dimensions) of proposed alterations or additions should relate well to adjacent structures, improvements, and to the surroundings.

3.6 Color. Colors must be either light to medium pastels or light to medium earth tones. Color may be used to soften or intensify visual impact. Roofs, trim and siding, etc. of an addition should match the like structures of the existing house in material and color.

3.7 Materials. Continuity is established by the use of materials similar to or compatible with existing structures and improvements on the Lot and in the Summer Hills community.

3.8 Workmanship. The quality of work should be equal to or better than that of the surrounding Summer Hills community. Poor practices or workmanship can be visually objectionable to others can create safety hazards, and can negatively impact property values. The Lot Owner is solely responsible for the safety, quality of construction, engineering, and/or design of all improvements on their Lot.

Article 4. AESTHETIC AND DESIGN STANDARDS

The following are principal factors which should be considered when submitting an ARC Application for approval prior to commencement of work. The individual merits of each Application are considered by the ARC.

4.1 General Site Considerations.

- (a) Drainage and Runoff. Extreme care must be used to protect drainage patterns and systems, and eliminate runoff onto adjacent Lots.
 - (1) Streets, drainage swales, and creeks must be kept clean of dirt and mud.
 - (2) Lot Owners will be required to have daily street cleaning where the work has caused dirt or debris to be deposited on streets from their job sites.

- (3) New construction job sites will be required at start of construction to have gravel pads on which to park construction vehicles and deliver materials.
 - (4) All driveways constructed off the main roads within Summer Hills will be culverted adequately to accommodate storm water. All driveways will be hard surfaced with pavement, asphalt, concrete, or other acceptable surfaces.
 - (5) Adjoining Lots or Common Area must not be adversely affected by changes in existing drainage.
 - (6) Runoff must be disposed of on the Owner's Lot or directed to the drainage ditches adjacent to the streets. Runoff or other water shall not be discharged onto adjacent Lots or Common Areas.
 - (7) Gutters and downspouts must not direct drainage onto adjacent properties.
-
- (b) No Impairment of Views. Construction, improvements, structures, or projects of any kind shall not result in the impairment of views enjoyed by other Lot Owners in the Summer Hills community
 - (c) Setback Requirements. Owner is required to meet all minimum setback requirements imposed by Governmental Requirements and/or Governing Documents.
 - (d) Construction Debris. Neatness of the job site is necessary to promote the quality of Summer Hills and to keep the job site as unobtrusive to neighbors as possible. The job site shall be kept clean and all construction debris removed.
 - (e) Front Yard Defined. Front yards are defined as that portion of the property which extends from the home to the street which bears the property address. The front yard includes the entire width of the Lot from property line to property line.
 - (f) House Numbers. Every home in Summer Hills must have legible house numbers which are visible from the street.

- (g) Storm or Screen Doors and Windows. Storm or screen doors and windows must be compatible with the doors and windows behind them.
- (h) Underground Wires and Pipes. All utilities, wires and pipes must be installed underground, with installation conforming to all Governmental Requirements.

4.2 Standards of General Appearance and Design.

- (a) Square Footage. A new construction proposed home must be at least 2500 square feet of finished living area, not including garages, breezeways or covered patios.
- (b) Exterior Design. The exterior design of any proposed work must have pleasingly varied rooflines with an appealing front elevation. Structures must be architecturally balanced with all features blending with existing structures and the major design character of the Summer Hills community.
- (c) Front Elevations. The front elevations of structures on the Lot should have brick or stone veneer in an amount that is in proportion to the size of the home or structure and is balanced with the front elevation so as to be appealing. Structures that have sufficient other design elements to be otherwise appealing may not be required to have brick or stone.
- (d) Garages and Carports. Garages and carports must relate appropriately to the house and its surroundings. A minimum of a three (3) bay garage is required, and not more than four (4) single bay doors or equivalent may be on the front elevation of the house.
- (e) Roofing, Chimneys, Metal Flues, Gutters and Downspouts. The roofing used in Summer Hills must be tile, Architectural grade high dimension layered composition of

at least 280 lbs. per square, or standing seam (no corrugated or other style) 24 gauge or better steel, aluminum, or zinc material, and must be Class A fire rated.

- (1) All roof material colors must be in harmony with the exterior colors of the home, should be browns, grays or black.
 - (2) All roof design, materials, slope, etc. must be consistent with other structures on the Lot.
 - (3) Roofing material written specifications with all required information must be submitted as part of a complete ARC Application
 - (4) All chimneys and metal flues should be consistent with the overall design elements of the structure.
 - (5) Gutters and downspouts must be compatible in color and design and must not direct drainage onto adjacent properties.
- (f) Exterior Cladding. Exterior walls will be clad with lap siding required. Other materials will be considered if deemed compatible with the architectural tone of any existing construction on the Lot and existing construction within Summer Hills. Sheet sidings such as T-1-11 will not be considered.
- (g) Painting and Exterior Color. The colors deemed most appropriate for maintaining architectural quality and continuity within the Summer Hills community are light to medium neutral pastels and earth tones. Body colors should generally be light to medium tones with trim either 2 shades darker or lighter, or trim may be painted to match the roof or brick color. White trim colors will be allowed when appropriate.
- (h) Lot Natural Areas. Any portion of a Lot, located beyond the 30-foot landscape perimeter, which is not seeded, sodded, or landscaped, but is covered in natural vegetation is a natural area.
- (1) Natural areas, even though maintained, are not acceptable for front yards or for rear or side yards that border an adjacent, developed Lot.

- (2) Natural areas may not occur in front yards, including slopes or banks, and rear or side yards that border an adjacent developed Lot; those areas must be seeded, sodded, or landscaped within 90 days of completion of construction. Landscape which does not incorporate grass or lawn area must eliminate dust and erosion.
- (3) Natural areas in rear or side yards beyond the home's 30-foot perimeter which face the street and do not border an adjacent developed Lot must be maintained in the interest of fire safety and erosion control.
- (4) Owners of Lots that border natural or riparian areas shall maintain the remaining natural areas of their Lot in accordance with fire and environmental regulations.

Article 5. DETACHED STRUCTURES

Detached structures include, but are not limited to, outbuildings, free standing garages, carports, garden sheds, greenhouses, decks, gazebos, sport courts, pet houses and enclosures/dog runs, and other structures which are located on a Lot but not attached to the residence structure.

5.1 Outbuildings. Style, materials, and construction are to be matched to the existing structures located on the Lot (materials, colors, and overall appearance), and should be of the same general design character of the Summer Hills community.

- (a) Size. Dimensions shall not exceed the following:
 - (1) The footprint of an outbuilding may not exceed 1200 square feet.
 - (2) Wall heights on an outbuilding may not exceed 12 feet (except for an RV garage).
 - (3) Wall height for an RV garage outbuilding may not exceed 16 feet.
- (b) Location. All outbuildings shall be located behind the front elevation of the home.
- (c) One Outbuilding per Lot. The number of outbuildings on any one property will be limited to 1.

5.2 Other Exterior Structures.

- (a) Greenhouses. Materials used for the construction of a greenhouse must be aesthetically pleasing and compatible with the overall design of other structures located on the Lot.

- (b) Decks. Decks may be free standing or directly adjacent to the house.
 - (1) The visual impact of the proposed deck, as well as the preservation of privacy for adjacent Lots are two main considerations in evaluating a proposed deck.
 - (2) Modifications to existing decks must provide continuity in detailing, such as material, color and the design of railings and trim.
 - (3) Decks must be compatible in materials and color with other structures on the Lot

- (c) Pet Houses and Enclosures (Dog Runs).
 - (1) A pet house or enclosure may be permitted in addition to the limitation of one outbuilding per Lot.
 - (2) A pet house must be compatible in color and material with the existing structures on the Lot.
 - (3) A pet house or pet enclosure must be located where it will be visually unobtrusive and will have the least impact on adjacent Lot Owners with respect to visibility, noise and smell, with minimal nuisance/inconvenience, and away from shared property lines and major living areas of homes on adjacent Lots.
 - (4) A pet house must be compatible in color and material with the existing structures on the Lot, and may not exceed an area thirty-six (36) square feet.
 - (5) A pet enclosure is subject to fence requirements; however, a pet enclosure of less than 100 square feet may be built with powder coated or vinyl coated chain link fencing, but shall be screened from view with landscape materials

- (d) Sport Courts, Tennis Courts. Courts shall be located in rear or side yards, only, with landscaping designed to reduce visibility from the street or adjacent Lots.
- (1) Courts must be in proportion to the size of the Lot, the scale of improvements to the Lot in the proposed location for the Court, and the overall visual appearance and impact.
 - (2) In no event shall a court exceed 120' x 60' in size.
 - (3) Painted court surfaces should be a color which blends with the surroundings; green is a generally accepted color
 - (4) Court lighting shall not negatively impact Owners of adjacent Lots, and all lighting shall be designed to light the Court only, and shall not spill over to other areas.
 - (5) The Court may not block the maximum view possible enjoyed by Owners of adjacent Lots.
 - (6) Courts may be enclosed by powder coated or vinyl coated chain link enclosures, hedges, or other natural enclosures, or mesh netting. The enclosure may not exceed 10 feet in height as measured from the playing surface.
 - (7) An ARC Application for approval of a Court must include a landscape plan with evergreens and shrubs designed to minimize visibility of the Court from the street, or adjacent Lots.
 - (8) Court use hours are restricted to the hours of 8:00am and 10:00pm, daily.
- (e) Recreation Equipment and Play Structures. Recreational equipment and play structures shall be located in rear or side yards only, with landscaping designed to reduce visibility from the street or adjacent Lots.
- (1) Basketball backboards may not be secured to houses or garages. Freestanding portable basketball hoops/backboards are permitted to be used on the side of driveways.
 - (2) Equipment in muted colors is encouraged and viewed favorably.

- (f) Awnings, Trellises, and Sun Control Devices. The location and use shall not block views from Lots.
 - (1) Compatibility is required with the architectural character of the house and structures on the Lot, in terms of style, color and materials.
 - (2) Consistency with the visual scale of the house to which they are attached is required.

- (g) Flagpoles. Permanent free-standing flagpoles shall not impair the view of other Lots. Height shall not exceed the height of the eave proximal to the proposed flagpole location.

- (h) Name and Address Signs. Name and address signs for residences may not exceed two (2) square feet.

Article 6. SWIMMING POOLS, HOT TUBS, SPAS AND HARDSCAPE

6.1 Swimming Pools, Hot Tubs, and Spas.

- (a) Special Requirements. A Lot Owner who submits an ARC Application for approval of a swimming pool, hot tub, or spa is solely responsible for compliance with all applicable Governmental Requirements.

- (b) Fencing. The pool and any mechanical equipment must be protected by at a 6-foot high fence, subject to Governmental Requirements.
 - (1) Fences and gates must comply with Article 7 regarding fencing.
 - (2) Approval of the pool and equipment fence will be considered as part of the swimming pool Application and will be contingent upon completion of the pool.

- (3) The applicant Lot Owner is solely responsible for determining compliance with all Governmental Requirements regarding required fencing and/or whether an automatic pool cover may be used in lieu of a fence.

- (c) Minimize Impact to Adjoining Lots. The Lot size, topography, location, visual appearance, lighting, landscaping and any impact to views enjoyed by adjacent Lots will be carefully reviewed to minimize impact to Owners of adjoining Lots
 - (1) Location of pools, hot tubs, and spas is limited to side and rear yards only.
 - (2) All Applications to install a pool shall include its own landscape plan.

- (d) Above Ground Pools. Above-ground pools shall be limited to temporary use during warm weather.
 - (1) Above ground pools shall not exceed 12 feet in diameter 30 inches in height.

6.2 Driveways, Patios, Hardscape, Paths, and Walkways.

- (a) Proper drainage. Proper drainage for all improvements is important.

- (b) No ponding water. Installation should not permit ponding; water is to flow off surfaces.

- (c) No adverse impact to other Lots. Approval will be denied if adjoining Lots may be adversely impacted by changes in drainage patterns due to installation of these improvements.

- (d) Driveways. Driveways must be concrete, asphalt, pavement, or masonry, constructed in a solid, stabilized hard surface.

- (e) Entry and Walkways. Paving materials must be compatible with adjacent surfaces and the general architecture of the other structures and improvements on the Lot.

- (f) Patios. Material and color must be compatible with the landscape design, the house, and other structures on the Lot.

Article 7. FENCING, RETAINING WALLS, LANDSCAPE, AND LIGHTING

7.1 Fencing. Installation of fencing is highly discouraged, as fencing detracts from the goal of protecting wildlife traffic patterns and preserving the open look of the Summer Hills community.

- (a) Fences Prohibited on Certain Lots. Except as noted in subparagraph (1) of this subsection 7.1(a), fences are prohibited on Lots which are adjacent to the corridor between the Common Area Forest Remainers in Phase I and Phase III
 - (1) Subject to Application and ARC approval, fences are permitted on the Lots noted above to enclose sports courts, dog runs, and/or gardens.
- (b) Perimeter Fences are Prohibited. Fences that encircle an entire Lot (perimeter fences) are prohibited.
- (c) Front Yard Fences are Prohibited. Approved fences must be located behind the front elevation of the home (street facing)
- (d) Fencing Material Requirements.
 - (1) Material for approved fences is required to be open or “see through” construction.
 - (2) No “stockade” style fencing is permitted
 - (3) No chain link fencing is permitted except as approved for sports courts, tennis courts, or pet enclosures/dog runs

- (e) Height of Fences. Fences approved under this section must be of limited height, preferably not more than four (4) feet
- (f) Fences May Not Block Views. Fences which adversely affect the view enjoyed by another Lot Owner are prohibited and will not be approved.

7.2 Retaining Walls.

- (a) Height. Retaining walls should be kept as low as possible.
- (b) Lot Owner to Comply with Governmental Requirements. The Lot Owner is solely responsible for determining and complying with all applicable Governmental Requirements.
- (c) Materials. Use of indigenous rock or wood in combination with appropriate landscaping is encouraged
- (d) Drainage. The design and construction of a retaining wall may not adversely affect existing drainage patterns on the Lot
 - (1) Retaining walls which adversely affect drainage on one or more adjacent Lots will not be approved.

7.3 Landscaping. Work or projects that are solely limited to planting, trimming, cutting, or removal of plant material does not require ARC approval.

- (a) Mandatory Landscape Perimeter. Summer Hills has special requirements in the CC&R's relating to fire safe landscaping that need to be carefully reviewed and followed.
 - (1) At a minimum, each home in Summer Hills is required to install and to maintain a thirty (30) foot wide perimeter of landscaping around each home.

- (2) The minimum landscaping perimeter furthers protection of aesthetics and value in the Summer Hills community, and is consistent with the recommended residential defensible space for Lot Owners.
- (b) Lot Owner Responsible for Plant Selection and Maintenance. The Lot Owner is solely responsible for determination of plant choice, and is solely responsible for maintenance of plantings and vegetation as required by the Governing Documents.
- (c) Location. Choice and location of plant materials should be carefully considered to avoid encroachments on adjacent Lots, obstruction of sightlines on roadways, and the potential of blocking sunlight or views enjoyed by Owners of adjacent Lots.
- (d) Scale. Care should be exercised in selecting plant materials which, upon maturity, will be of an appropriate size in height and width for their intended use and location, and will not block views from other Lots.
- (e) Landscape Maintenance. All plantings on a Lot must be maintained as required by the Governing Documents and in a manner in which views enjoyed by other Owners are not impacted.
- (f) Yard Ornaments/Objects. The use of non-living objects as ornaments in landscape is generally discouraged, particularly in front or side yards visible from adjacent properties and roads. Such ornamentation includes items such as driftwood, wagons, animal sculpture (flamingos, deer, cherubs, etc.).
- (g) Landscape Work or Projects Requiring ARC Approval. Landscape work or projects that include non-plant elements such as walkways, paths, solid path edging, pavers, patios, slate, walls, structures, or any other non-organic materials require a completed

Application and supporting materials to be submitted to the ARC for consideration and approval.

- (h) Mandatory Landscape Maintenance. All landscape improvements on a Lot shall be maintained in a manner in which views enjoyed by other Owners are not impacted, as required by Article IV, Section 20 of the CC&Rs:

“**VIEW BLOCKAGE:** Summer Hills is designed to give lot owners the maximum views possible, therefore, vegetation that grows up and blocks neighbors views must be removed or kept trimmed down. Young native trees that have been retained during the development period will be allowed to grow to maturity unless a neighboring residence complains that a tree or group of trees is significantly blocking an important portion of their view, at which time the Board would make a determination whether or not the view is blocked enough to warrant requiring tree removal or trimming. Landscaping plans submitted for approval should also consider view blockage when the plans are designed. Trimming or cutting of vegetation on the remainder parcels for view enhancement is prohibited.”

7.4 Lighting. The night skies are one of the attractive aspects of the Summer Hills community, and can be adversely affected by light pollution emanating from lighting which is installed by Lot Owners. Therefore, the manner in which exterior lighting is used should complement rather than compete with the natural night beauty of the Summer Hills community.

- (a) Street Lighting. Muted street lighting is provided in the Summer Hills community by requiring two light posts located at the end of the driveway for each Lot.
 - (1) Each light post shall be placed on each side of the driveway near the property line adjacent to the street.

- (2) Post design can be of brick, stone or stucco or other material consistent with the overall design of the house.
 - (3) Lighting shall be what is generally described as “soft white”, shall be the same for each light post at the Lot, and shall not exceed 3000 Kelvin on the Kelvin Color Temperature Scale.
- (b) Landscape Lighting. Landscape lighting must be subtle and shall not be directed outside of the Lot onto or toward any adjacent Lots
- (1) Any “up lighting” shall be directed onto a tree or structure and shall be narrow enough in spread to avoid overspill of light beyond the structure or wall being enhanced by the lighting.
- (c) Motion Detector and Security Lights. The use of motion detector and security lighting can be disruptive to adjacent Lots, and is therefore discouraged in locations where they are visible from and/or impact adjacent Lots.
- (1) Motion detector and security lights must be directed downward onto the Lot upon which installed, and shall not be directed outside of the Lot onto or toward any adjacent Lots.
 - (2) Motion detector lights shall be set to the minimum duration of light once triggered in order to provide minimum disruption to adjacent Lots.
- (d) Decorative Lighting at Eaves or Roofs. The temporary use of decorative lighting installed at eaves or on roofs during the traditional holiday period between mid-November and mid-January does not require ARC approval.
- (1) The installation of decorative lighting at eaves or on roofs for use other than during the traditional holiday period requires approval by the ARC, and is generally discouraged in locations which face adjacent living space on another Lot.

- (2) Where the installation is approved by the ARC, approval may be made conditional on restricted hours of use as determined by the ARC so as to avoid disruption to Owners of adjacent Lots
- (3) Where the installation is approved by the ARC, approval may be made conditional on restricted settings (brightness, flashing, rolling pattern, solid, etc.) as determined by the ARC so as to avoid disruption to Owners of adjacent Lots
- (e) Tennis Court and Sport Court Lighting. Tennis court and sport court lighting should be designed to illuminate the playing surface only, and shall not be directed toward, or spill over onto any adjacent Lots, and is not permitted outside of the approved use hours.

Article 8. VIEW DISPUTES

A Lot Owner is required to maintain all vegetation on their Lot in a manner which allows other Owners to enjoy the maximum view possible, pursuant to Article IV section 20 of the CC&Rs. **Lot Owners are required to maintain their landscape and vegetation in a manner which does not impair another Owner's view.**

8.1 Lot Owner Contact is a Prerequisite to Requesting a View Finding. When conditions on a Lot are impacting an Owner's view, the view impacted Owner is required to contact the Owner of the Lot with vegetation that is impacting the view and request that they trim and/or remove the vegetation.

- (a) Confirm Communications in Writing. It is suggested that the discussion is confirmed in writing.
- (b) Work Together Toward Resolution. Lot Owners are strongly encouraged to reach resolution, especially in those cases where there is an offer to contribute to the cost

of trimming or removal; the ARC is not able to mandate a cost sharing arrangement when making a View Finding Determination.

- (c) ARC Request for View Finding. If agreement cannot be reached, the Owner may then submit an ARC Request for View Finding, which will require documentation of the prior efforts of the Owners to resolve the issue.
- (d) A View Finding is the Standard for Compliance. A View Finding issued by the ARC is the maintenance standard required for the Lot to be in compliance with the provisions of Article IV section 20 of the CC&Rs.

8.2 The ARC View Finding Request Process. An ARC View Finding Request Form may be obtained from the Association Manager through the Owner portal maintained by the Association Management Company. After completion of the Request Form by the Owner, and submission to the Association Management Company, each ARC View Finding Request shall be assigned a matter number beginning with “V” and including the year of the submission and the next in order of total submitted for the year (eg, the second View Finding Request submitted in the year 2025 would be assigned ARC Matter V2025-2).

- (a) Timing of Submission. A Request may not be submitted until efforts for resolution between the Owners of the involved Lots have been completed, and then only if no agreement has been reached.
 - (1) Requests which are incomplete will be returned and will not be forwarded to the ARC for consideration.
- (b) Request Form. The View Finding Request Form is available through the Management Company Owner portal. Complete Request Forms may be submitted to the Management Company through the Owner portal. Complete Requests require the following:

- (1) Documentation of the communications between the Requesting Owner and the Owner of the Lot on which trees/vegetation have interfered with the view;
 - (2) Photos showing obstruction(s) to the view(s);
 - (3) To the extent known by the Requesting Owner, dates and outcomes of any and all relevant prior ARC View Findings, with a copy of each prior ARC View Finding letter(s) attached.
- (c) Preliminary Review. Once submitted, the Management Company will do a preliminary review of the ARC View Finding Request for completeness. Incomplete Requests will be returned to the Requesting Owner for completion. This will cause a delay in the Request being considered by the ARC.
- (d) Review by the ARC. Completed Requests that are submitted to the Association Management Company for review will be forwarded for review and further action by the ARC, which includes:
- (1) site visits
 - (2) drafting a proposed View Finding
 - (3) consideration of the proposed View Finding
 - (4) adoption of the View Finding by an affirmative vote of a majority of the ARC at a regularly scheduled ARC meeting

ARC Meetings are open to all Owners for observation only. The ARC will refer to the assigned ARC matter number (eg, V2025-3) when discussing View Finding Requests during ARC meetings.

- (e) The ARC View Finding. The Association's Management Company will email the written confirmation of the ARC Decision in the form of a View Finding to Owners of all involved Lots. The View Finding will contain the following items:
- (1) Date of the View Finding

- (2) View Finding Matter Number
 - (3) Lot numbers and street addresses involved in the View Finding
 - (4) A description and photos depicting existing conditions and view blockage(s)
 - (5) A description and photos depicting the minimum maintenance standards required to achieve and maintain compliance with Article IV Section 20 of the CC&Rs
 - (6) A statement that vegetation exceeding the limits set forth in the View Finding is in violation of Article IV, section 20 of the CC&Rs
 - (7) A specific compliance deadline, and instruction that the Owner is required to confirm compliance in writing to the Management Company on or before that date.
 - (8) A statement that the View Finding may be appealed pursuant to Article 9 of the ACGs, and the specific date deadline for doing so.
 - (9) A statement that the standards contained in the View Finding are a continuing obligation for compliance, and failure to achieve and/or maintain the standards will be subject to enforcement in accordance with the Association's Enforcement Policy and Fine Schedule.
- (f) Appeal. The ARC View Finding may be appealed as provided in Article 9 of the ACGs.
- (g) Verification of Compliance. The Lot Owner shall notify the Management Company that the Lot has been brought into compliance with the View Finding. Thereafter, the ARC will verify compliance by site review.
- (1) If compliance has been achieved, then a confirming letter will be sent to Owners of the involved Lots.
- (h) Failure to Comply with View Finding. If compliance is incomplete by the compliance deadline, the Lot Owner will be sent a letter setting forth the remaining work to be done to bring the Lot into compliance with Article IV section 20 of the CC&Rs, and provided a new short-term deadline of not more than ten (10) days to achieve

compliance. The Requesting Owner will be advised only that the Association is following up on the matter. Thereafter, Enforcement will be addressed by the Board in accordance with the Association's Enforcement Policy and Fine Schedule. The ARC will assist the Board in evaluating when compliance with the View Finding is achieved.

8.3 Scope and Timing of ARC Review.

- (a) Site Visits Required. Subject to cooperation of Owners of the involved Lots, within 30 days of the date that the ARC receives the complete Request for View Finding from the Management Company, the full ARC will consider the Request, and will complete a site visit to the Requesting Owner Lot and to the Lot upon which vegetation is claimed to block the view.

- (b) Scope of Review. The ARC review will include the scope of the request as contained in the Application, but the scope may be expanded at the sole discretion of the ARC to provide the Lot Owner with a comprehensive standard for maintenance, and/or to avoid the possibility of repetitive view determination requests by the Requesting Owner.

8.4 Timing of ARC View Finding. At the conclusion of the Request and review process, and after considering a draft View Finding at a regularly scheduled meeting of the ARC, the ARC will vote to adopt and issue the View Finding for distribution. Once a View Finding is adopted through the affirmative vote of the ARC the View Finding shall be sent, via email, to Owners of the Lots involved in the issue, with a copy provided to the Board.

8.5 View Finding Compliance Date. The relative complexity of existing conditions may impact the setting of the compliance date for achieving the standards of maintenance of vegetation as set forth in the View Finding.

- (a) Compliance Date. In general, the compliance date for completion of all work required to bring the Lot into compliance with the standards set forth in the View Finding should be within a range of fifteen (15) to forty-five (45) days from the date of the View Finding. There may be instances where conditions are extremely complex or challenging in which case the ARC has discretion to set the compliance date outside of that range.
- (b) Time Extensions are Disfavored. An Owner may submit a request to the Management Company for one extension of no greater than fifteen (15) additional days, which may be granted by the ARC for good cause, in the sole determination of the ARC.
- (1) Due to the prolonged amount of time which may pass from when Lot Owners initiate discussions, move through the process for a Request for View Finding, and reach the compliance date, Owner demands to delay compliance until more favorable weather for trimming will not be entertained.
- (2) The obligation to maintain vegetation on a Lot in a manner which does not interfere with the views of others is an ongoing obligation which is known to an Owner when they accept a deed to a Lot in the Summer Hills community.
- (3) It is the Lot Owner's responsibility to continually maintain vegetation at the appropriate level. If that is being done as part of the regular maintenance, then timing will not be an issue.

8.6 View Finding Defines the Maintenance Obligation.__The standards set forth in the View Finding define the ongoing obligation to maintain vegetation on the Lot for compliance with the CC&Rs, and specifically with Article IV, Section 20. Any failure to achieve the standards set forth in the View Finding, and/or to maintain vegetation in accord with the standards set forth in the View Finding shall be treated as a violation of the CC&Rs and subject to enforcement in accordance with the Association's Enforcement Policy.

8.7 Right to Appeal. An Owner of any Lot directly involved in the View Finding may appeal the ARC's View Finding to the Association's Board of Directors using the appeal procedures outlined in Article 9 below.

Article 9. APPEAL OF A DECISION BY THE ARC

This Article applies to appeals of ARC Decisions on ARC Applications, as well as ARC Requests for View Findings only. Hearings on Enforcement Matters are not addressed here.

9.1 Timing of Appeal - 14 Days. Any appeal by any Owner must be submitted to the Association through its Management Company before the close of business on the 14th day following the date that the email containing the ARC Decision or ARC View Finding was transmitted to the Owner.

- (a) Waiver of Appeal Rights. Failure to timely submit an appeal which meets all requirements below will waive appeal rights in the matter.
- (b) Receipt by Management Company. An Appeal will be considered timely if received by the Management Company by the deadline noted above, but it may take up to five (5) business days for the Board to be notified of the Appeal. This may impact the scheduling of the Appeal as set forth in section 9.3 below.

9.2. Basis and Contents of Appeal.

- (a) Appeal Must be in Writing. Any appeal by any Owner must be in writing, must be submitted by email or via online portal to the Association's Management Company, and must contain each of the following:
 - (1) Name and address of appealing Owner;
 - (2) A copy of the original ARC Application submitted (for appeal by applicant Owner only);

- (3) A copy of the ARC Decision or View Finding;
 - (4) A statement of facts including the specific issue(s) which is the subject of the Appeal.
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- (b) Appeal Must be Based on Governing Documents. To be considered, an Appeal must include a statement of the specific provisions of Governing Documents alleged to have been misapplied by the ARC in issuing its Decision or View Finding.
 - (c) Additional Bases for Appeal. The Appeal may include any other bases upon which the appealing Owner is relying in requesting modification of the ARC Decision or View Finding.
 - (d) List of Involved Lot Owners. The Appeal must include the names and addresses of Owners of all involved Lots, as known by the Appealing Owner.

9.3 Scheduling of Appeal.

- (a) Regularly Scheduled Board Meeting. Appeals will be scheduled for the next regularly scheduled Board Meeting for which the Agenda was not yet published *as of the date the Board was notified of the Appeal by the Association's Management Company* (note: allow 5 business days from receipt of Appeal by Management Company for Board notification of Appeal), unless additional time is needed for site visits necessary for consideration of the issues on Appeal.
- (b) Modified Scheduling to Accommodate Site Visits. For those situations where the nature of an Appeal necessitates a visit by the Board to the site and/or involved Lot(s) to review the conditions at issue, the scheduling of the Appeal will be extended to allow completion of that process in advance of hearing the Appeal.

9.4 Notice of Appeal to Involved Lot Owners.

- (a) Notice to Involved Lot Owners. After the Board receives an Appeal, involved Lot Owners shall be notified of the Appeal by email, with a copy of the written appeal documents which were submitted provided to each of the involved Lot Owners.
- (b) Contents of Notice. The notice of appeal will contain a statement that the appeal will be placed on the agenda for a regularly scheduled Board Meeting and will be heard in open session. The date on which the Appeal will be heard will be provided, with a statement that it is subject to being rescheduled if site visits are necessary.

9.5 Appeal Procedure.

- (a) Agenda Notice and Open Session. Appeals shall be heard in open session at a regularly scheduled Board Meeting and will only be heard if properly noticed on the published Agenda for a regularly scheduled meeting of the Board.
 - (1) Appeals will typically be set for hearing under “New Business” on the regular Agenda.
 - (2) Appeals cannot be added to the Agenda after the date of publication required by WUCIOA.
- (b) Quorum Required to Hear Appeal. No less than a Quorum of the Board is required to be present for an Appeal from an ARC Decision or View Finding to be heard. All members of the Board, including those who are on the ARC, but excepting those who must be recused due to conflict, shall hear the Appeal.
- (c) Presentation of Appeal. The appealing Owner will be given the opportunity to make an oral presentation to the Board, which shall not exceed 10 minutes.

- (1) The Owner of any involved Lot(s) may also make an oral presentation to the Board, which shall not exceed 10 minutes each, or 20 minutes in total, with time to be reduced equally if there are three or more Owners of involved Lots.
 - (2) The Board may, but is not required to, ask questions of any involved Owner.
- (d) Non-Attendance by Appealing Owner. In the event that the Appealing Owner does not attend the Appeal, the Board may consider the Appeal based on the submitted documentation, presentation by an Owner of another involved Lot, and take action after consideration of all submittals, including those submitted by Owner(s) of involved Lot(s).
- (e) Board Decision. At the conclusion of the presentation(s), the Board will consider all information provided prior to and during the appeal, and will either:
- (1) Vote on a motion to grant the Appeal by fully or partially modifying the ARC Decision or View Finding; or
 - (2) Take the matter under consideration, in which case any vote by the Board will require reconvening in open session at a properly noticed Board Meeting.
 - (3) In either event, the appeal will be successful if a majority of the Board present (and not recused) at the time the Appeal was heard votes in favor of granting the Appeal by fully or partially modifying the ARC Decision or View Finding.
- (f) “Notice of Board Action – Appeal” Letter. Written confirmation of the Board’s Decision shall be sent to both the Appealing Owner and the Owner of each involved Lot via email setting forth:
- (1) The ARC Matter Number
 - (2) The date the Appeal was heard
 - (3) The presence/absence of Appealing Owner and Involved Lot Owner(s)
 - (4) A statement of the Board’s Decision of the Appeal

- (5) Any other necessary information to clarify any modifications, next steps and/or compliance deadlines resulting from the Board's Decision on the Appeal

Article 10. AMENDMENT

These ACGs may be amended from time to time. Any revision to the ACGs require both (1) a vote for approval by a majority of the full five-member ARC at a regularly noticed meeting of the ARC as required by WUCIOA, and (2) approval and adoption by a majority of the Board at a regularly scheduled Board Meeting.

Changes to the ACGs cannot cause a Lot which was in full compliance prior to the adoption of the Amendment to become non-compliant as a result of the Amendment. However, Lots which were out of compliance prior to the Amendment will be fully subject to the amended terms.

Article 11. GRANDFATHER PROVISIONS

Improvements that were previously completed in accord with an approved ARC Application, and which remained fully and continuously in compliance with that Application in all respects (including but not limited to, placement within the property lines of the Lot and compliance with all County statutes, ordinances, setbacks, and codes), shall not be subject to non-compliance due to a later made amendment of the ACGs.

Adopted by Resolution of the Summer Hills Board of Directors

On 12 NOVEMBER, 2025.



Summer Hills Association, President



Summer Hills Association, Secretary