

SOUTHWINDS AT THE MOORINGS

5.4 ARC CHARTER

Architectural Standards and Objectives

The Board of Directors of Southwinds has created an Architectural Review Committee ("ARC") to advise and assist the Board in reviewing plans for certain repairs and other physical changes proposed to be undertaken by Southwinds residents. The objective is to alert the Board in advance if any such plans might contravene any of Southwind's architectural standards that will:

- Adversely affect the uniform scheme and appearance of the Southwinds development.
- Involve the utilization of materials, designs or procedures which may unreasonably disturb other residents or adversely affect the structural integrity of any building.
- Diminish Southwinds as a first-class residential development; or
- Violate any of the other architectural standards and requirements set forth in the Southwinds Condominium Documents.

Procedures and Approvals

At least 30 days before commencing any of the following repairs, replacements or other changes ("Improvements"), an Architectural Review Application *(in form prescribed by the Board, and including any plans and other information required by such form and/or the ARC), must be submitted to Keystone Property Management Group, Inc.

- A. Improvements to any external part** of a Southwinds building, including:
- Painting any external surface
 - Screening, including sliders, tracks, frames, etc.
 - Hurricane shutters
 - Storm and/or screen doors
 - Anything permanently attached to any external part, including floor tiles
 - Other improvements requiring Board approval under the Condominium Documents.

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- B. Window shutters, blinds, glass and other treatments visible from the outside, other than approved hurricane shutters, glass and white or off-white treatments.
- C. Improvements to the internal part of a unit which involves:
 - Removal or reconstruction of an interior wall
 - Tile or other permanently affixed flooring or cement-like material used in so affixing same
 - Activities likely to be unreasonably detrimental, disturbing or a nuisance to other residents

* Current form in the Forms Section of this Directory

** Including balconies and entrance ways (other than cottage courtyards)

Southwinds Board Action

In creating the ARC, the Southwinds Board:

- Adopted a resolution setting forth all of the foregoing provisions.
- Empowered the ARC to decline and redirect any assignment which it deems not to be within the scope of its charter as set forth above; and
- Designated El Leeming (Chair), Tice Siegel and Ted Meyer as the initial members of the ARC.