

MANCUSO MANOR ARCHITECTURAL GUIDELINES

The CC&Rs, Article IX, Architectural Control, dictate constraints for modifications and repairs done to any property in Mancuso Manor. Architectural and landscape control is crucial in Mancuso Manor due to the closeness of the homes and the need for visual continuity of the area. The Mancuso Manor Homeowners Association is responsible to all homeowners collectively to maintain the cohesive appearance and condition of the properties. Furthermore, the HOA is to review any modification or repair to any property prior to any work being performed. The article is shown as follows for your convenience.

Article IX, Architectural Control

No building, fence, wall, sign or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition, change or alteration be made thereto or therein, and no additions to, changes in, or alterations of landscaping, grade or drainage shall be made, until the plans and specifications showing the nature, kind, color, shape, height, materials, location and other material attributes of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. - End -

The HOA Board bears the responsibility of enforcing the CC&Rs. To that end, the Board will take necessary action when a homeowner has not notified the Board in writing for approval (per the CC&Rs) of repairs or alterations to what exists on the property. Any homeowner who performs work, or makes modifications without approval, is subject to the following action.

Front Area: No repair, replacement or modification may be performed on any HOA maintained surface including garden areas without prior notification and approval by either the Architectural Committee or the Board of Directors. Any authorization must be on record with the HOA prior to commencement of any action. Disregard of this policy may result in a \$25.00 fine, reversal of any work performed and/or cost reimbursement to the HOA for reversing the work and attorney fees for any legal action taken by the Mancuso Manor HOA.

Patio Area: Items in disrepair that cause a visual nuisance must be addressed within 30 days of notification or a \$25.00 fine may be incurred with action to follow.

In an effort to clearly define the responsibilities of both the homeowner and the HOA, an Architectural Standard has been adopted for our community. The items have been spelled out to inform you of what items you need to repair and those that you need to notify the HOA to repair. It is the intent of our HOA Board to sustain and/or improve the physical standards as are already in place. Your adherence to these standards will help us maintain the value of our properties.