

3001 CONDOMINIUM ASSOCIATION, INC.

Architectural Control Policy and Procedure

BE IT RESOLVED, that the Association hereby adopts the following procedures to be followed for any improvements, renovations or changes made upon the properties included in the Association.

1. Scope:

To adopt a procedure and policy outlining procedures to be followed for making improvements, renovations or changes to property within the Association.

2. Specifics:

Building, fence wall or other structure shall not be commenced, erected or maintained, nor shall any exterior addition or change be made to any building within the Association without prior approval of the Architectural Control Committee (ACC). This includes exterior paint and surface coverings.

Homeowner must submit an Architectural Review Checklist. Included with the checklist should be plans showing the nature, kind, shape, materials and location of the change. If possible, examples of the materials should be submitted with the form (i.e., paint chips or fencing material). Checklist and accompanying plans and materials should be submitted to the Bray Property Management office at 637 North Avenue, Grand Junction, Colorado 81501.

Manager will contact the ACC, who will review the Checklist and approve or disapprove the request within thirty (30) days of the Owner's submittal of said materials to the managing agent. In the event that the ACC fails to approve or disapprove the request within thirty (30) days, approval will not be required with respect to the proposed improvement, renovation or change.

In the event that the ACC disapproves the Owners request, the ACC will send the Owner a letter detailing the reasons why the request was denied. The Owner may appeal the denial to the ACC. The ACC shall appoint two additional Home (Business) owners who together with the ACC will review the appeal within thirty (30) days of the request and render a decision. The decision of this body shall be final.

Once the plan is approved, the Owner must complete the project within ninety (90) days of ACC approval. If this is not enough time to complete the project, the Owner must request an extension in writing from the ACC.

