

**ARCHITECTURAL GUIDELINES AND REGULATIONS FOR
COUNTRY CLUB SPRINGS**

I. Introduction

These Regulations define the authority granted to the Country Club Spring Homeowners' Association Declaration and Bylaws and are enacted for the purpose of maintaining and preserving quality of life and property values of this community.

Capitalized terms used in this document shall have the same meaning as the definitions in the Declaration, and should there be any conflicts between these Regulations and the Declaration, the Declaration shall control.

II. Variances

The Association shall have the right to, as determined in its sole discretion, waive or grant temporary or permanent variances to any Regulations set out in this document that are not violations of the Declaration. All variances shall be in writing and shall be specific as to the time period for which it is in effect and the action that is to be allowed. **Nothing herein shall be deemed to allow the Board of Directors to grant variances to any law or ordinance or to the ruling or decision of any governmental body having jurisdiction.**

III. Enforcement

If an Owner fails to comply with these Regulations the Association may take such action as the Board of Directors determines is appropriate to enforce the Regulations or to remedy the problem caused by the Owner's failure to comply, in accordance with the Declaration.

IV. Architectural Control

Responsibility and control for approving or denying plans for Improvements shall be vested in an Architectural Review Committee of at least three (3) members of the Association, appointed by the Board of Directors for one (1) year terms. The ARC shall report to the Board of Directors, which shall function as the oversight and final authority on all decisions of the ARC. Each Owner shall submit a written plan specifying any addition, change or alteration of the exterior of any Improvements to the ARC prior to undertaking any such action. The ARC shall have thirty (30) days to approve or deny the submittal in writing.

V. Use Restrictions

1. Offensive Activities

No immoral, improper, noxious, offensive or illegal activities (including, but not limited to vulgar, abusive or otherwise inappropriate language or gestures and indecent exposure, the inappropriateness of all of which shall be the determination of the Association shall be carried on

upon any Lot, Common Area or any other portion of the Properties. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Community. All valid laws, ordinances and regulations of all governmental agencies having jurisdiction shall be observed.

2. Unsightly Conditions

Each Owner shall maintain the Lot in a neat, safe and aesthetically attractive condition. The areas to be so maintained include, but are not limited to, paint or stain, exterior pressure washing, windows, roofs, gutters, downspouts, lawns, trees and landscaping.

3. Exterior Surfaces

Each Owner shall ensure that the exterior surfaces of the residence are neat and in good repair. This includes regular pressure washing, painting, siding repair, roof maintenance (replacement of missing shingles and hole repair), removal of rust stains, maintaining gutters free of debris and maintaining pickets on the exterior porch. The Owner shall also ensure that the exterior of the residence is free of pests, rodents and boring insects. All portions of the Lot, including the front and side yards and porch, shall be free of debris and clutter and maintained in a neat and tidy manner.

4. Yard Maintenance

The Owner of a Lot shall keep the Lot free of all tall grass and weeds, undergrowth, overgrown shrubs and landscape, dangerous or dead trees and tree limbs, trash and rubbish, and stored materials. This includes regular mowing, edging, pruning and weed removal.

5. Parking and Vehicles

Owners, tenants and guests shall park in the two (2) parking spaces reflected in the deeds to each residence.

6. Delivery Receptacles

There is to be no tampering with the common mailboxes or surrounding area, to include placing numbers, names or decorations on the fronts of mailboxes.

7. Garbage Cans

Trash, garbage, or other waste, including recyclables shall be kept in closed, sanitary containers and, except during pickup periods, shall be kept behind the residence or behind an approved privacy fence as to be screened from view from the street and other Lots. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

8. Other Regulations

The Association may issue other Regulations or modify these Regulations from time to time. The Board of Directors and Architectural Review Committee reserve the right to review special circumstances or requests for accommodation on a case by case basis.

ADOPTED this 9th day of November, 2016.

By: Joan Moore
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By: Kimberly H. Seay
Print Name: Kimberly H. Seay

By: David Lawrence
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By: _____
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