

Villas at the Peaks Townhome Association
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Villas at the Peaks Architectural Design Review Committee June 2009

The intent of this letter is to serve as a friendly reminder to all Villas at the Peaks homeowners that prior to making any alteration (other than the minor alterations listed herein) to the exterior of a townhome or developed lot, approval must be obtained from the Villas at the Peaks Design Review Committee. The Design Review Committee is comprised of three officers of the existing HOA Board. This letter does not revise the Covenants in whole, or in part, and it is each homeowner's responsibility to familiarize themselves with the Covenants. Remember, you are a member of two homeowners associations: Castle Valley Ranch Master Homeowners Association and Villas at the Peaks Townhome Association. Covenants for Village at the Peaks HOA are more stringent based on our "Common Interest Ownership" status. The provisions of this letter are specific only to Villas at the Peaks.

Covenants, Conditions, & Restrictions can be viewed and printed from the website listed in the header of this letter.

The minor alterations below have been discussed and approved by the Board, and may be performed without obtaining prior approval of the Design Review Committee. These alterations shall follow the basic guidelines listed, and any applicable state and local statutes including any required permits must first be obtained by the homeowner. All alterations may be subject to inspection of the Design Review Committee. Section 8.2 of the covenants (Changed or Added Improvements) places maintenance responsibility with the owner to the extent of the change, alteration or modification.

1. A pre-manufactured basketball goal may be installed over the garage door, provided that maintenance of, and any damage caused by the installation, or use, of the goal shall remain with the individual unit owner. This shall not include a buried "pole" type basketball goal.
2. Except as may otherwise be permitted by law, one satellite dish of the "Dish" or "Direct TV" size/variety may be installed on the roof in an inconspicuous (generally screened from public view) location. A wireless broadband antenna for internet access may be installed in an inconspicuous location on the unit.
3. Flower Pots or flower boxes that are not buried in the ground and do not alter the finished grade of the developed lot may be placed on porches, patios, and decks.
4. Plants or flowers may be planted in the yard areas pre-landscaped for this purpose

- provided that they do not interfere with mowing or weed eating and are maintained by the unit owner.
5. Solar lights that are designed to be “stuck” into the ground for the purpose of lighting a walkway may be placed at not less than 36” intervals along the sidewalk leading to the units front door, provided that the solar lights are not in excess of 24” in height (installed), and are not unreasonably bright or cause excessive glare when viewed from the street. Such lights must be covered in such a way as to emit light in a downward spread thereby providing light predominantly to the pathway, and may not have sharp or protruding edges that could potentially cause serious injury.
 6. Mulch that is in landscaped areas of the front or back yards may be replaced at the homeowner’s expense with natural colored river rock, provided that the weed control barrier material is left in tact or replaced.
 7. For split rail fenced units only: A wire mesh type barrier may be added to the interior side of the split rail fence provided that the mesh is no larger than 4” square. The wire mesh may not exceed the height of any fence post and must be stretched taught, fastened, and maintained at all posts in a manner that would reasonably restrict injury to persons, and or pets.

The following alterations shall not be considered by the Design Review Committee:

1. Any add-on or attachment that alters the existing footprint/boundaries of a unit.
2. Any sub-structure or outbuilding whether temporary, or permanent, including, but not limited to, a house trailer, tent, shack, or storage shed; except in cases of use for storing construction materials when applicable.

Architectural Review Process

The basic guidelines and considerations for an architectural review are as follows:

Application: The Homeowner shall fill out and submit a Villas at the Peaks “Application for Review”. Applications for Review must be submitted in person to the Board Design Review Committee during a regularly scheduled HOA Board Meeting in that portion of the meeting that is set aside for homeowner concerns. The Design Review Committee may at its discretion request additional plans, specifications, product information, or any other information as it may deem necessary for making an informed determination. There is an administrative fee of \$25.00, which is due at the time of making application for review. Checks should be payable to Village at the Peaks HOA. Applications may be downloaded at: <http://www.crystalproperty.com> and one hard copy of the application has been attached to this letter.

Design Review Committee Review Process & Considerations: First and foremost the Committee will consider the proposed alteration, modification, or improvement based on the overall effect to the community. Further considerations will be based on energy efficiency where applicable, and for any alterations the Committee will take into consideration all of the provisions provided for in the Covenants. The Design Review

Committee shall allow 30 days for making a determination on any alteration after the complete submission of plans, specifications and other materials and information which the committee may require. The Committee's determination will be made by a vote, and a majority vote of the committee shall be required to obtain approval for any alteration. If you have not received *written authorization* sent via registered or certified mail to your address as is on file with the Board within 40 days of making application, the application has been denied.

All approved alterations shall be subject to the terms and conditions of the approval. Approval of any and all alterations are further subject to applicable Federal, State and Local codes and it shall be the owners responsibility to obtain any and all permits as may be required prior to the commencement of any work.

In the event of a committee denial, the Member may appeal the decision of the Committee in writing to the full Board within 30 days after the date of the original decision. Any subsequent determination of the Board will be considered final. Please note that alterations made without the approval of the Design Review Committee or Board may be subject to fines as provided for in the Covenants.

The Board encourages Members to play an active role in our townhome community. There remains an open seat on the Board for fiscal year 2009. If you are interested in filling the vacant seat, please call Crystal Property Management.

Respectfully,
Villas at the Peaks Board