

ARTICLE III

ARCHITECTURAL CONTROL COMMITTEE

A. **Membership.** The Architectural Control Committee for Sunset Ridge - Filing No. 1 and 2 shall be appointed by the Board of Directors of the Association and will consist of three or more members, any or all of which may be members of the Board of Directors.

B. **Address.** Plans and requests for approval submitted to the Committee shall be sent or delivered to Sunset Ridge Property Owners Association, P. O. Box 416, Tabernash, CO., 80478 or to such other address as the Committee may designate.

C. **Approval of Plans.** All plans and specifications in connection with the construction of any residence, garage, accessory building, fence, wall, driveway, or other structure and in connection with any exterior remodeling of any residence or other structure or any alteration of any wall, fence or driveway shall require the approval in writing of the Committee. Before the construction work begins, one complete set of plans and specifications including the exterior design, the principal exterior materials to be used, the exterior color scheme, the site plan, the location of the building with respect to topography and finished grade elevations, the location of the driveway, plans for the proper drainage of the residential building site with respect to other properties, and a copy of the Sewage Disposal System Design by a professional engineer, shall be submitted to the Committee for approval. In passing upon such plans, specifications and other requirements, the Committee may take into consideration whether the proposed residence or other structure and the type and quality of materials of which it is to be built are suitable for the residential building site upon which the residence or other structure is to be erected, the harmony thereof with the surroundings and the effect of the residence or other structure as planned on the outlook from adjacent or neighboring property. The Committee shall have the authority to prohibit the use of certain types of exterior walls and finish and to prohibit or restrict construction of certain types of architecture. Furthermore, no building, new or old, may be moved onto any residential building site without submitting plans and specifications as though the building were being initially constructed on such site.

No residence or structure of any kind which has not received approval by the Committee and which does not fully comply with such approved plans and specifications shall be erected, constructed, placed, or maintained upon any residential building site or the Common Area. Approval of such plans and specifications shall be evidenced by written endorsement on such plans and specification, and by a letter of approval from the Committee to the Owner of the residential building site upon which the proposed work is to be done or, in the case of construction on the Common Area, to the Association. The Architectural Control Committee plan and specification copy shall be retained by the Committee. No changes or deviations in and from such plans and specifications as approved shall be made without the prior written consent of the Committee. The Architectural Control Committee shall not be responsible for any structural defects in such plans or specifications or in any building or structure erected according to such plans and specifications.

In the event said Board, or its designated committee, fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event if no suit to enjoin the addition, alteration or change has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with, except that no water facility shall be built or maintained without the prior written approval of the Board of Directors of the Association or by an Architectural Control Committee. At the discretion of the committee, a filing fee shall accompany the submission of such plans to defray committee expenses. No additional fee shall be required for resubmission of plans revised in accordance with committee recommendations.

D. **Members of Committee not liable for damages.** The Architectural Control Committee shall not be liable for payment of any damages based on any action or failure to act, nor shall any member thereof be liable for payment of any damages based on any action or failure to act as a member of said Committee.