

Architectural Control Committee of Country Bluff Estates (CBE)

Structure of the Architectural Control Committee

The Architectural Control Committee shall consist of three (3) members. At the annual meeting the association shall elect new members on a staggered basis; such that each member serves a term of five years (except for the term starting 2023, Seats will start staggering at the end of the term which may be slightly more to stagger the seats.). Seat #1, Seat #2, Seat #3. The three members of the Architectural Control Committee may appoint a fourth member to serve on such Committee.

The architectural committee shall elect a board chairman who shall preside over the meetings of the architectural committee. Two-thirds (2/3) members of the board shall constitute a quorum. A majority vote of such committee is controlling. In the event of death or resignation of any member of the Architectural Control Committee, the remaining members shall have full authority to appoint a new member with like authority to fill the unexpired term. Meetings are held when the need requires and must be communicated to the Board of directors including the agenda. All decisions and minutes must be submitted to the board not to exceed fourteen (14) days. The members may also contain members of the board but are not required to do so. None of the members of the Architectural Control Committee shall be entitled to any compensation for services performed pursuant to these restrictions.

In the event the Architectural Control Committee fails to disapprove or approve any such design, location, specifications and elevation within sixty (60) days after said plans and specifications have been submitted to it, such approval will not be required and this Covenant will be deemed to have been in full compliance.

Duties of the Architectural Control Committee

The committee shall have the duty of enforcing the covenants, rules and regulations associated with CBE as it pertains to all construction of residential home / homes, the building plans, specifications and plat plans showing the design, location and elevation of such building or any improvement to ensure the conformity and harmony of external design with other structures in the subdivision, and as to location of the building or improvement with respect to topography and finished ground elevation, and as to the sufficiency of the specifications.

The committee shall have the duty of enforcing the covenants, rules and regulations associated with CBE as it pertains to setbacks, any separate ground water system on any lot, including ground water systems used for geothermal water heating or lawn sprinkling purposes, exterior alterations of a home or yard and lot, whether a fence, siding/ brick color, an implementation, including (tree houses or play houses) all changes to the exterior addition, large landscaping change, driveway, including additions of fences, walls, decks, awnings, or enclosures of any type and / or any rule or regulation that states it has the authority to do so.

The architectural committee is bound by the covenants, bylaws, rules and regulations and cannot give permission which would cause a violation of the covenants or rules and regulations.