

Motion on Architectural Control - November 18, 2003

With respect to the Common Open Space and Lots of this Project, no building, exterior wall, fence or other exterior structure shall be commenced, erected or maintained, nor shall any exterior painted surfaces be repainted a color different than that originally painted by the Developer, nor shall any exterior addition or change or alteration be made to the exterior of any Building, nor shall there be any material modification of the landscaping until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing, as to harmony of external design and color and location in relation to surrounding structures and topography, by the Board. The Board shall approve proposals or plans and specifications only if submitted for its approval by the Association or Unit Owner and only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the entire Doral Lakes Development, and that the appearance of any structure affected thereby will be in harmony with the surrounding structures.

The Board may condition its approval of proposals or plans and specifications on such changes therein as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board may also issue rules or guidelines setting forth procedures for the submissions of plans for approval. The Board may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitations, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of any required plans and specifications the Board may postpone review of any plans submitted for approval. Notwithstanding any provision of this Subsection, approval of the Board shall not be required with respect to original construction performed or caused to be performed by the Developer. In the event the Association or a Unit Owner proceeds with improvements without submitting the approval of the Board or submits plans to the Board and proceeds without the approval of the Board, the

Board shall have the right but not the duty to take such action as is set forth in Subsection 6 of this Article IX and any other remedies as may be prescribed by law.