

Continental Townhouse II

PO BOX 3052
Flagstaff, AZ 86003

Residential Design Review Guidelines

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1.0 COMMUNITY INTRODUCTION

Continental Townhouse II Community Association (Continental Townhomes II) (Ct2) presents an exceptional opportunity to reside in a master-planned community in Flagstaff. The Residential Design Review Guidelines (“Guidelines”) are essential in effectively protecting the intent and spirit of the community.

Prior to proceeding with any modifications or improvements to existing structures, including but not limited to, improvements (including porches, new or replacement windows, flag poles, skylights, antennas etc.), and alterations to an existing improvement, an Application for Review (attached to these Residential Design Review Guidelines) must be submitted to the Design Review Committee (“DRC or “Committee”)

Depending on the scope of the improvement, the Design Review Committee may require a more detailed description of the proposed modification. Submittal requirements may include plans, written narrative, and material or color samples necessary to demonstrate the proposed modification.

The purpose of the Design Review Committee is to maintain consistency of Architectural and landscaping standards throughout Continental Townhomes. All decisions shall be made in the Design Review Committee’s sole discretion and shall be final and conclusive, and has the authority to grant variances to the Guidelines by affirmative vote of the majority of the members of the Committee. The Committee is empowered to supplement and amend the Guidelines and its procedural rules and regulations to the extent and with the frequency it deems necessary.

2.0 INTRODUCTION TO DESIGN GUIDELINES

These Guidelines incorporate regulations established for the Master Association and those specific to the Continental Townhouse II Community Association, otherwise known as Continental Townhomes II.

It is the desire of Continental Townhomes II to create a high quality environment. Every effort has been made to develop Guidelines that provide the maximum opportunity to express architectural design creativity within the framework of an overall Community.

3.0 DESIGN REVIEW COMMITTEE MEMBERSHIPS

The DRC shall consist of three to five voting members. Each member shall hold his/her office until such time as he/she has resigned or been removed, or his/her successor has been appointed as set forth herein or in the Declaration. The Chairman of the Committee shall attend the executive session of the Board, as needed, to advise the Board on open Design Review Committee matters. One member of the Board of Directors shall serve as a non-voting member of the Committee.

• 3.1 APPOINTMENT OF MEMBERS

The right from time to time to appoint and remove members of the Committee shall be as set forth in the Declaration.

• 3.2 RESIGNATION OF MEMBERS

Any member of the Committee may at any time resign from the Committee upon written notice delivered to the Chairman of the DRC and or to the Board President or Secretary.

- 3.3 DUTIES

It shall be the duty of the DRC to consider and act upon proposals or matters when submitted to it pursuant to the Design Review Guidelines, and to make appropriate recommendations to perform such other duties as are delegated to it by the Declaration of the Association.

- 3.4 MEETINGS

The DRC shall meet as necessary to properly perform its duties hereunder. The vote or written consent of a majority quorum of the members shall constitute and act by the DRC unless a unanimous decision of its members is otherwise required. The DRC shall keep and maintain a record of all actions taken by it in such meetings or otherwise. Meetings by telephone, US Mail, facsimile, and email are permitted.

- 3.5 COMPENSATION

Unless otherwise authorized by the Association, members of the DRC shall not receive any compensation for services rendered and or expenses occurred. All voluntary members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any DRC function or duty, (i.e. mileage reimbursements). Professional consultants retained by the DRC shall be paid such compensation as the Board determines.

- 3.6 NON-LIABILITY

Neither the DRC nor any member thereof shall be liable to the Association or to any Home Owner or other person for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any drawings or specifications, whether or not defective; (b) the construction or performance of any work, whether or not pursuant to approved drawings and specifications; (c) the development or manner of development of any property within CT2; or (d) the execution and filing of an estoppels certificate whether or not the facts therein are correct; provide, however, that such member has, with the actual knowledge possessed by him/her, acted in good faith. Without in any way limiting the generality of the foregoing, the DRC or any member thereof may, but is not required to, consult with or hear the Association or any Owner or other person with respect to any drawings or specifications or any other proposal submitted to it.

- 3.7 NON-LIABILITY OF THE DESIGN REVIEW COMMITTEE AND THE CONTRACTOR/BUILDER

Neither the DRC, nor the builder/contractor shall be liable in damages to anyone submitting drawings or specifications to them for approval, or to any Home Owner or other person by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with, the approval or disapproval or failure to approve any drawings or specifications. Every owner or person that submits drawings or specifications, by submitting drawings and specifications: (i) covenants that no claim, action or suit shall be brought against the DRC, or any agent, member or employee thereof, to recover damages, and (ii)

waives all such claims, action and suits. Approval by the DRC, any member thereof, or the builder shall not be deemed to be representation or warranty that the Owner's drawings or specifications or the actual construction of a Resident or other improvements comply with applicable governmental ordinances or regulations. It shall be the sole responsibility of the Owner or other person submitting drawings or specifications to the DRC or performing any construction to comply therewith.

- 3.8 NOTICES

All notices or other communications to the DRC shall be sent in care of the Associations Management Company under contract to CT2.

- 9 ENFORCEMENTS

If any homeowner makes any improvement or installs any landscaping without first complying with these Design Guidelines, the DRC shall have all rights and remedies that may be delegated to it by the Board to inform the terms of these Design Guidelines. In any event, upon learning of any violations of these Design Guidelines, the DRC shall notify the Board, which shall have all available rights and remedies by law or in equity and as provided in the Declarations.

4.0 ARCHITECTURAL DESIGN

All models within the Continental II Townhomes were designed with respect to the existing character of the Continental Neighborhood. The overall objective of these guidelines is to promote the existing Architectural ambiance of the Community and create warm, friendly and comfortable homes, while maintaining an environmental relationship with the site. **Any improvements or changes to the exterior elevations of an existing Townhouse are to match and be consistent in design with the features existing on the Townhouse Residence (“Residence”).**

- 4.1 BUILDING ADDITIONS

Any addition of livable square footage or any addition which increases the exterior surface area of a Townhouse Unit is strictly prohibited.

- 4.2 BUILDING HEIGHT

It is the Owners/Builders responsibility to perform and adhere to City of Flagstaff building codes and guidelines prior to commencement of the design process. Any additions to an existing Townhouse may not exceed the height of the existing structure.

- 4.3 ROOFS

Any roof penetrations and accessories must be painted to match the roofing color.

- 4.4 EXTERIOR WALLS AND ROOF SURFACES

All exterior walls and roof surfaces are not to be altered unless approval is issued by the Design Review Committee. As all exterior walls and roof surfaces are maintained by the Association. If a resident believes that there is a leak and or roof damage, then they should report the possible damage to the Association Manager immediately for further investigation.

However, the roof repairs are the responsibility of the Homeowner to repair.

See roof amendments (2014 14-001 Allocation of Roofing Repair Costs for Connected Units).

- 4.5 WINDOWS AND DOORS

Openings for windows and doors should be proportional to the structure and form of the residence.

Window styles must be consistent with the architecture. The use of colored, reflective, mirrored or stained glass windows and door treatments are permitted and must be submitted and approved by the Design Review committee. All windows shall be accented with either wood trim or stucco popouts. However, if homeowner wishes to add additional window designs and depending on the materials of the area where the windows are located the homeowner will need to submit a request of change to the Design Review committee. Any installation or replacement of windows shall match the existing windows on the Residence. Consistency is the desired intent of the Design Review Committee. Per the CC&R's "screen doors, security doors, replacement windows and doors" maybe approved but "shall not be constructed or installed without the prior written consent". Homeowner will need to submit a Design Review request for prior approval.

Front and back door color changes maybe approved but Homeowner will need submit a request to the Design Review board for review and approval. Colors are to be selected from the Approved Door Color Palette as provided on the CT2 Website.

- **4.6 DECKS and RAILINGS**

Outdoor patio and deck areas shall be designed and integrated with existing architecture of the Residence. Installation of any railing, painting of railing, and alterations to decks, require approval of the Design Review Committee. New deck railing, railing replacement, and railings in disrepair "must meet City of Flagstaff and Coconino County code" prior to installing. This is the responsibility of the home owner to ensure that they meet code. Suggested materials include polycarbonate Treks decking materials to help withstand the cold weather climate, but not mandatory. Deck extensions must be approved upon request by the Design Review Committee on a case by case basis. (See CT2 Website for a variety of materials and deck colors).

All homeowners that decide to store any wood, materials or any such objects under their decks must enclose the area. Enclosing the under carriage will require approval by the Design Review committee for approval. The color of the enclosure will need to matches the color of the railing and or deck. If the area under the deck is not enclosed it must be kept clean from all debris and any items, i.e. (trash, dead vegetation, rocks, bikes, etc.) Per Article 8 section 7 of the CC&R's "All rubbish, trash or garbage shall be kept in a closed containers and not allowed to accumulate on any of the said Lots"

Color revisions to decks must be submitted for review. Colors are to be selected from the Approved Deck Color Palette as provided (See our Ct2 Website for approved colors)

Per Article 7 of the Corrected Notice of Amendment to the Declaration of Covenants, Conditions and Restrictions of Continental Townhouse II dated 03/28/2008 - "Decks and deck railing are the responsibility of the owner to maintain. If the deck and/or deck railing falls into disrepair, the Association or the Association's agent will notify the owner that the deck and/or railing does not meet minimum code standards and that the owner is in violation. The owner shall bring the deck into a state of adequate repair," "Prior to making any improvements, modifications or changes to the decks or deck railing, the owner must receive the prior written approval"

- **4.7 SOLAR TUBE APPLICATIONS**

Solar tubes and skylights both are permitted provided they are submitted and approved by the Design Review Committee. They shall be located in the least visible location on the roof, as seen from common areas or adjacent units, with flashings painted to match the roof color.

- 4.8 FIREPLACES

All fireplaces at Continental II Townhomes must be approved by the Environmental Protection Agency (EPA) in accordance with the City of Flagstaff's standards for particulate emissions. All fireplace installations shall be submitted for review by the Design Review Committee.

- 4.9 FLAGPOLES

Flagpoles and flags are governed by A.R.S. §33-1808 and the National Flag Code. No independent standing ground flagpole shall be permitted. Wall mounted flag poles are permitted and must be constructed of metallic materials with a non-reflective satin or bronze finish. No more than two (2) flags may be displayed at one time, and the maximum flag size is 3' x 5'. No roof mounted flagpoles will be permitted. Illumination, if desired, shall be only above mounted on the pole and downward directed on the flag. No exterior metal halyards shall be installed. Location and placement of all wall mounted flag poles shall be submitted for review by the Design Review Committee.

- 4.10 LIGHTING

Continental II Townhomes endorses "dark sky" lighting. Exterior lighting provides safety, security and visual enjoyment of outdoor living spaces and requires careful consideration. Any replacement fixtures should be "dark-sky" designated with shielded light sources, and must be submitted for review and approval to the Design Review Committee.

Exterior lighting attached to the Residence shall be of a concealed (or shielded) source, directed downward or toward the Residence and shall be low wattage and lumen output so as to minimize glare to neighboring structures or Common Areas. Home entrance lighting shall contain non-visible bulbs, be non-glaring, with a maximum wattage of **40 watts** incandescent or the LED/CFL equivalent emanating no more than **450 lumens**. Lighting sources should not be visible and thus should be aimed away from roads, sidewalks, and other residential units. Any approved security lighting, such as motion lights, must be circuited and controlled separately from any and all other lights and motion sensor illumination is prohibited. The use of colored bulbs or lenses is prohibited.

- 4.11 ANTENNAS

Antenna and satellite dishes designed for over-the-air reception of signals from direct broadcast satellites (DBS), multi-channel multi-point distribution (wireless cable) providers (MMDS) or television broadcast (TVBS), together with their associated mounting hardware and mast, if applicable (an "Antenna System") which are placed, installed or kept on a Residence and shall; (**a**) be properly screened from the view of adjacent home sites and any common areas or (**b**) be located on the fascia of the residence.

- 4.12 SIGNAGE

Except as expressly permitted pursuant to applicable laws, ordinances or regulation of the federal, State or City Government, no signs whatsoever (including, but not limited to, commercial and similar signs) which are visible from neighboring properties shall be erected or maintained on any lot except as designated by the Association in compliance with appropriate statutes. All signs shall be maintained in a neat appearance or they shall be removed. Signs displayed in violation of these regulations shall be subject to removal at the direction of the Association.

- 4.13 MISCELLANEOUS ARCHITECTURAL

Accessory Buildings: Accessory buildings detached from the Residence are not permitted.

Building Exclusions: Nothing shall be attached to the exterior wall of any Residence without approval from the Design Review Committee.

Clotheslines: Clotheslines or other outside facilities for drying clothes are not permitted.

Animal Enclosures: No outdoor animal enclosure/kennel will be permitted.

Exterior Storage / Sheds: Exterior storage facilities (i.e. sheds) are not permitted.

Overhangs, Shade Structures & Retractable Screens: The installation of overhangs or shade structures requires Committee approval. If approved, the awning overhang color and materials must complement the exterior of the Residence. Colors will be reviewed on a case by case basis.

Pergolas, Gazebos Overhang Trellises: May be permitted and must be submitted and approved by the Design Review Committee.

Security & Screen Doors: Design Review Committee approval is required for the addition of a security / screen doors or other types of doors to a Residence. The material and color must match or compliment existing door and trim of the Residence. See contrasting acceptable colors for window trims on the CT2 Website.

Security Treatment: The installation of security devices on Residences requires Committee approval. Steel or wrought iron bars or similar fixtures shall not be installed on the exterior or interior of any windows or doors of any Residence.

5.0 LANDSCAPING

Landscape design at Continental II Townhomes has been designed to be consistent with the environment of the existing Community design. **All exterior yard landscaping of Townhouse Residences is designed & maintained by the Continental II Townhouse Community Association. No improvements to any yard landscaping will be made without approval from the Board of Directors**

Article VII-Exterior Maintenance

Sec II

- Due to the large number of trees in the area of this subdivision and the possibility of forest fires from time to time:
 - (a) The association shall at all times maintain the Common Area cleared of unsightly vegetative growth and other materials.

- 5.1 SWIMMING SPAS / KIDDY POOLS

Hot tubs may be considered on decks upon request from the Design Review Committee. In addition, prior to request the owner must provide an engineered certificate showing that the deck structure is sound and meets city codes in regards to holding the weight of the proposed hot tub with water.

No Kiddy pools of any kind will be allowed on front or rear decks.

- 5.2 RECREATIONAL EQUIPMENT/BASKETBALL HOOPS

All outdoor recreational equipment, childrens play quipement, and basketball hoops are prohibited.

- 5.3 MAILBOXES

All mailboxes are subdivision “cluster boxes” of which are maintained by the association. Attachments of any signs and/or notices are strictly prohibited.

- 5.4 ORNAMENTAL OBJECTS

The utilization of ornaments in the landscape is generally discouraged, particularly in front or side yards visible from adjacent units and roads. Such ornamentation includes, but is not limited to, driftwood, wagons, animal skulls, wagon wheels, fountains, sculpture, statues, flamingos, deer, etc. The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character. Individual expression is permissible on each porch/deck so long as it does not detract from this goal and is subject to the approval of the Design Review Committee.

- 5.5 WINDOW TREATMENTS

Window sun shades or screens must be submitted for review and pre-approved by the Design Review Committee. The exterior side of all drapes, curtains or other window coverings shall be white, off-white, beige or natural wood toned in color.

- 5.6 MISCELLANEOUS LANDSCAPING

Birdbaths, Birdhouses and Bird Feeders: Committee approval is not required for the installation of any birdbath that is 3’ or less in height, including pedestal within the porch/deck. Any such birdbath must be a compatible with the residential color.

Holiday Lighting: Temporary, exterior Holiday lighting and decoration are permitted per the Flagstaff Zoning Code 10-50.70.100-Holiday Decorations; In all lighting zones low voltage holiday decorations may be unshielded and remain on all night from November 15 to January 15.

Potted Plants: No more than six (6) potted plants will be allowed on any porch/patio. This is regulated to ensure that no porch/patio is overwhelmed or to appear cluttered. Potted plants shall be maintained and enhance the appearance of the unit. Plants are to be green and kept alive otherwise removed if dead. All dead vegetation shall be removed from the deck surface and area. No submittal will be required unless a complaint is received by the association in regards to potted plants on any porch/patio.

Patio Furniture: Patio furniture shall be maintained at all times as to enhance the appearance of the unit. All patio furniture in disarray shall be subjected to a violation notice from the CT2 management association compliance manager and may be requested to repair or removed from the deck surface.

Grills / Heaters / Fire Pits: Article 7, Section 6 of the CC&R’s state “No open fires or burning (including fireworks) shall be permitted on any part of the properties” “Charcoal grills, hibachis, chimneys and similar cooking or heating devices are prohibited on wood decks but may be used on nonflammable surfaces elsewhere unless such use is prevented or restricted by fire protection rules or regulations.

*** Natural gas, propane gas and electric grills or barbecues are not prohibited on wood decks but must be used with careful regard for the proximity of flammable surfaces, and placed 3 feet from any exterior wall or wood surface and must not be under any roof structure that is 5ft above or lower and must be used in accordance with fire protection rules or regulations. All fireplaces must be maintained in a safe condition by the Owner. Due to the large number of trees in the area of this subdivision and the possibility of forest fires” “Natural gas, propane gas and electric grills or barbecues must be used with careful regard for the proximity of flammable surfaces.

All outdoor grills, heaters, and fire pits must be approved by the DRC.

6.0 TOWNHOMES MAINTENANCE

• 6.1 ASSOCIATION RESPONSIBILITIES

The Continental II Townhouse Association shall maintain, repair and replace the portions of each Residence and other Improvements situated thereon in accordance with the Declaration and the Association Responsibility.

In reference to painting of the exterior of the Townhomes, please reference the paint schedule which can be provided to you by the Association Manager or on the CT2 Website.

Any maintenance arising or damage caused from the installation of any exterior Improvement is the sole responsibility of the Townhouse Owner.

7.0 CONSTRUCTION GUIDELINES

All Contractors and Owners shall be bound by the City of Flagstaff Building Codes, and any other applicable Governing Authority. Any violation of these Regulations by a contractor shall be deemed to be a construction violation by the Owner of the Residence, and subject to enforcement.

• 7.1 INSTALLATION TIMEFRAME

Installation of Improvements/Renovations shall commence on an approved modification project within 90 days of receiving approval, and shall be completed within six (6) months of approval. Written time frame extension requests will be considered by the Design Review Committee on a case by case basis.

• 7.2 GOVERNING AUTHORITY

All modification projects shall comply with the regulations of any Governing Authority, as well as all applicable Occupational Safety and Health Act regulations and guidelines (OSHA).

• 7.3 DEBRIS AND TRASH REMOVAL

Contractors and Owners shall clean up all trash during the day as to not accumulate and debris by the end of “each day.” In no case may debris and trash be allowed to exceed the top of any dumpster and all trash receptacles must be covered in a manner acceptable to the Design Review Committee. Lightweight materials, packaging, and other items shall be covered or weighted to prevent them being blown off the construction site. Dumping, burying or burning trash anywhere within the Townhouse Community is prohibited. Any debris and/or trash left on premises at the end of each day and/or project will be the

responsibility of the Homeowner to correct and is subjected to a violation notice from the association management company.

- **7.4 VEHICLES AND PARKING AREAS**

Any contractor vehicles are subject to the Association regulations regarding parking. Any commercial vehicle/trailer that is needed to be stored overnight must have written approval by the Board. No abandoned or not currently registered vehicles are allowed anywhere on CT2 property.

- **7.5 RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGES**

If any damage occurs to any adjacent street, sidewalk, other property or common area, it must be promptly repaired and/or restored to its original condition. In the event the Owner or contractor fails to restore or repair any damaged area, the Board of Directors may repair the area and impose the expense as a charge against the Owner's account.

- **7.6 MISCELLANEOUS AND GENERAL PRACTICES**

All Owners are responsible for the conduct and behavior of their agents, representatives, or contractors while working on a project at their Residence.

Removing any rocks, plant material, topsoil, or similar items from another's Residence, or anywhere else in the Community, including other construction sites, is strictly prohibited.

Using disposal methods or equipment other than those approved by the Design Review Committee is strictly prohibited. Careless disposal of cigarettes and other flammable material is strictly prohibited.

Destruction or removal of any plants not previously approved by the Design Review Committee is strictly prohibited. Use of or transit over any Private Amenity is strictly prohibited.

- **7.7 CONSTRUCTION ACCESS**

The only approved unit access during the time of a modification project will be the approved parking area for the Residence unless the Design Review Committee approves an alternative access point. Trespassing onto adjacent common areas is prohibited unless written permission from Design Review Committee is granted.

- **7.8 DUST and NOISE**

Each Owner and contractor shall be responsible for controlling dust and noise, including, without limitation, music from any active modification projects.

- **7.9 WORK HOURS**

Daily allowable working hours for any active modification project shall be as follows:

Monday-Saturday 7AM to 6PM– No work hours on Sundays and Federal Holidays.

Saturday work prohibits use of heavy equipment and/or loud power tools. Work hours are subject to change with reasonable notice as determined by the Design Review Committee. Owners or contractors found in violation of this rule may be fined by the Associations management company.

- 7.10 VIOLATION ENFORCEMENT

If deemed appropriate by the Association, the Association may institute fines, fees, penalties, engage in self-help measures as set forth in Declaration or take legal action, if required, to ensure that violations are resolved.

8.0 THE REVIEW PROCESS

- 8.1 REVIEW MEETINGS

The Design Review Committee may conduct reviews during its regular meetings or at such other times as Committee deems appropriate. Reviews may also be conducted via email communications.

- 8.2 EXTERIOR MODIFICATIONS to TOWNHOMES

Prior to making any exterior modifications or alterations to an existing improvement, an Application for Review (attached to these Residential Design Guidelines as Exhibit "A") **All modifications shall begin installation within ninety (90) days of approval and be completed within six (6) months of approval.**

Depending on the scope of the modification, the Committee may require a more detailed description of the proposed modification. Submittal requirements may include plans, simple drawings, written narratives, and material or color samples necessary to demonstrate the proposed modification. All additions to the dwelling and/or porch will require contractor's information and registered license #.

- 8.3 MODIFICATIONS TO APPROVED MODIFICATIONS

No modifications shall be made from any approved modification plans without a new submittal for review. The *revised* submittal shall indicate the changes since the last submittal and the reasons for the changes. ***A \$50.00+ fine may be applied to any project that has been altered without first submitting for approval.***

- 8.4 REQUEST FOR RECONSIDERATION

In the event that the Owner/Builder disagrees with a decision of the Committee they have the right of a hearing before the Board of Directors. The Board will schedule a hearing to take place within thirty (30) days of receipt of the written request and give a minimum of seven (7) days in advance notice of the hearing.

- 8.5 GOVERNMENTAL APPROVAL

Review and approval of any modifications shall not be a substitute for compliance with the permitting and approval requirements of the City of Flagstaff, Arizona, or any other Governing Authority. **It is the responsibility of the Owner to obtain all necessary permits and approvals, and submit copies of all permits to the Design Review Committee.**

9.0 PREPARER

The Design Guidelines have been prepared and adopted by the Board of Directors pursuant to the Declaration. The Design Guidelines may be changed and amended to serve the needs of Continental

Townhouse II Community Association pursuant to the procedures set forth in the Declaration.

10.0 MEETING OF COMMITTEE

- **10.1 REGULAR MEETINGS**

Regular meetings of the Design Review Committee shall be held at least four (3) times a year, but may be held as many times as necessary to conduct the business of the Design Review Committee. Notice of the meeting shall be provided to all owners at least 48 hours in advance of the meeting. Notice shall be made by posting in the clubhouse of the Continental Country Club, posting in other conspicuous places, newsletter or by any reasonable means as determined by the DRC, via the CT2 Website.

- **10.2 SPECIAL MEETINGS**

Special meetings of the Design Review Committee shall be held when called by the DRC Chair, or by and two members, after not less than three (3) days' notice to each member.

- **10.3 QUORUM**

A majority of the number of members shall constitute a quorum for the transaction of business. Every act/or decision done or made by the majority of the members present at a duly held meeting at which quorum is present shall be regarded as the act or decision of the DRC.

- **10.4 OPEN MEETINGS**

Pursuant to Arizona State Law, all meetings of the Design Review Committee shall be open to all members of the association. Members are allowed to attend and listen to all the deliberations and discussions of the meeting. Members may not participate in the meeting except in that portion of the meeting designated for member input also known as "OPEN FORUM".

11.0 ARTICLE VII MAINTENANCE

- **11.1 CAUSE OF MAINENANCE OR REPAIR**

In the event that the need for maintenance or repair is caused through the willful or negligent act of the Home Owner, or his family, or tenants or other occupants, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such lot is subject.

12.0 REVIEW FEES

There are no fee's required to submit a Design Review request. DRC forms may be found on our CT2 Website or requested by the Association management company, HOAMCO.