

**Summary of changes to the ARC Guidelines:**

- Added Preamble to inform on the authority of ARC per Attorney review of governing documents
- Reworded areas to clarify verbiage
- Added Attachment table to assist in understanding what documents to use and updated all Attachments accordingly.
- All Attachments will be PDF input forms and will be posted individually on the website, so that each can be filled out/attached to the online ARC request as needed.
- Changed New Home ARC fees from \$2,500 to \$3,000 as we will use surplus to clean streets/confer with Attorney on construction issues as needed
- Added Phase II requirements for setbacks
- Clarified that any changes to paint or finishes on an existing home requires a 3 by 3 swatch and ARC approval
- Require first floor construction to be concrete wall or block
- Require new homes to install gutters that discharge to the street. The installation of gutters on an existing home requires a drainage plan that must also be approved by ARC.
- Clarification that ALL exterior lighting requires ARC approval.
- Created a new ARC Violation and Fines Schedule (Attachment 1) that correlates the ARC promulgated rules to the Covenants and Restrictions. Each rule, remediation requirement, and possible fines are listed individually.
- Updated Contractor Section:
  1. Updated conduct to include speeding, empty lot usage and prohibiting dumping of waste in street/waterways.
  2. Created a new Contractor Pre-Construction Agreement outlining rules, and fines. Agreement must be endorsed by the contractor prior to final ARC approval/commencement of construction.