

(which shall constitute Common Expenses) to Persons who are not Owners but who have the requisite expertise and are willing to serve on the Appearance Review Committee. In the event the Association does not establish and Appearance Review Committee, then the Board of Directors shall serve the functions described herein.

b. Submission of Plans and Specifications. No site work or preparation shall be commenced, no building or other structure shall be started, constructed, installed, erected, or maintained on any Residential Lot, nor shall any addition, renovation or remodeling thereto or change or alteration therein, be made, until complete Plans and Specifications therefor have been submitted to and approved in writing by the Appearance Review Committee. Such plans and specifications shall include the following (collectively, the “Plans and Specifications”):

- i. a dimensioned site plan including the Residential Lot boundaries and the location of all existing and proposed structures, improvements, walkways, driveways, and parking areas;
- ii. a site grading and contour plan;
- iii. a utility plan showing the location of all existing and proposed utility facilities serving the Residential Lot;
- iv. schematic floor plans with dimensions and floor areas;
- v. elevations of all sides of each structure including specifications for all exterior building materials, fixtures, finishes, and colors;
- vi. examples of exterior siding, paint and stain, roofing and other exterior building materials. Samples may be requested if deemed necessary by the Appearance Review Committee;
- vii. a landscaping plan, including any required street trees;
- viii. such other information as the Appearance Review Committee may reasonably request in order to properly review the project for compliance with this Declaration.

c. Standard of Review. The Plans and Specifications shall conform to any design guidelines that may be established and amended by Declarant (or the Board, following the Turnover Date) from time to time, and the Subdivision Regulations of Mineral County. Any application for approval submitted to the Appearance Review Committee shall include an itemized statement from the Owner’s architect detailing how the Plans and Specifications conform to such design guidelines.

d. Review of Plans and Specifications. The Appearance Review Committee may require the payment of a reasonable application fee for review of Plans and Specifications, which shall be deposited into the Association’s general fund. Approval or disapproval by the Appearance Review Committee shall be in writing. A denial shall be accompanied by