

Thornblade Crossing

Architectural Guidelines

Article IX, Sections 1 – 10, pages 17 - 20

Architectural Committee's Responsibilities:

- The Architectural Committee has 30 days to approve or disapprove any plans submitted. If no response is given within 30 days, approval of the AC will be presumed.
- The Architectural Committee has the right to inspect improvements being done to determine the work meets with approved plans and specifications.
- The Architectural Committee, by unanimous vote, may approve minor violations of setback, location, and size of improvements to prevent undue homeowner hardship.
- Approvals for fences must include notice regarding homeowner's responsibility to relocate any irrigation spray heads affected by the fence installation. *"Homeowner shall be responsible for any damages to TC properties, including damage to irrigation system, building siding, roof, grass, etc."*

Homeowner's Responsibilities:

- Must obtain prior written approval from Architectural Committee before proceeding with any exterior improvement.
- Building or exterior improvements include: the erection, placement or alteration of any wall, fence, driveway, parking area, recreational amenity, landscaping improvement, garden statuary and yard ornaments exceeding 1 foot in height, wall-mounted planters, satellite dishes, and any other exterior improvement.
- Structural addition requirements:
Homeowner must provide copy of building permit prior to construction.
Allow AC inspection(s) for compliance.
Firewall where applicable.
Homeowner must complete exterior improvements within 4 months.
Work may not be abandoned for a period of 30 days or longer
Approval for delays granted only with proof of just cause.

Homeowner Guidelines:

- Small decorative flags do not require AC approval. Sports team flags may be flown on game day.
- Owner shall not plant any vegetation in front or back of residence except with written approval by Architectural Committee. Such additional planting is done at owner's expense and must be maintained by owner. If owner does not maintain, Association may revoke owner's maintenance rights of improvements for 1 year and the Association will perform maintenance during the 1- year period at owner's expense.
- Planting of small quantities of seasonal annuals on homeowner's property within existing beds will not require a written approval from the Architectural Committee.
* Homeowner property: 10 feet from front & rear door, and 10 feet from side of end units.
- Owner shall not plant any vegetation in common areas within the community.
- Flower pots located on homeowner property do not require AC approval.
- Prior AC Approval is NOT required for holiday lights and/or decorations.
*Holiday lights and decorations will not be allowed in the common area.
*Costs for damage to the exterior will be billed to the homeowner.
*Christmas lights and decorations must be removed by January 15.