

INTRODUCTION TO THE ARCHITECTURAL REVIEWBOARD

PURPOSE

One of the most effective methods in assuring the protection of the master land concept, community, lifestyle environment and the individual property values is through the establishment of high standards of design review. In order to accomplish this objective , the Architectural Review Board (ARB) reviews Application and Design documents for all new construction and alterations, modifications or changes to existing properties. Each application is evaluated on its own merits with reasonable flexibility for design functions and creativity.

AUTHORITY

The authority for the Architectural Review Board is set forth in the Declarations of Covenants and Restrictions for Miles Grant Condominium II Association, which encumber every Condominium. The ARB is responsible for carrying out its duties on behalf of all members of the Association for the benefit of the total community.

MEMBERS

The Architectural Review Board consists of at least three members appointed by the Association with at least one member coming from the community.

RESPONSIBILITIES

On behalf of the Condominium II Association, the Architectural Review Board is empowered to perform the following:

- * Review all Applications for compliance with design review criteria for the protection of enduring property values and to provide the best possible safeguards for the community.
- * Contact applicants whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments to bring Applications into compliance.

- * Maintain copies of applications and related records.
- * The ARB may, from time to time and for good cause, vary from any or all requirements.

LIMITATION OF RESPONSIBILITIES

The primary goal of the ARB is to review the applications, plans, specifications to determine if the proposed improvement conforms to the construction criteria within the standards and policies as set forth by the ARB and Martin County. The ARB does not assume responsibility for the following:

- * The structural adequacy or capacity of safety features of the proposed improvement.
- * Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
- * Performance or quality of work of any contractor.
- * Plans and specifications.

APPEAL

If an application has been denied, or the approval is subject to conditions to which the applicant objects, the applicant may request a reconsideration by the ARB provided that request for a reconsideration shall be in writing and is received by the Property Manager in sufficient time to be heard at the next scheduled BOD meeting. After the hearing the ARB shall notify the applicant of its decision within ten (10) days of the hearing.

JOB SITE CONDITIONS

All job sites will be kept in a neat and orderly condition.

For security purposes, the Condo owner will be required to furnish a list of all contractors, sub-contractors, who are permitted to work on the Phase II property.

Construction hours are subject to the rules and regulations as published by the Rules & Regulations of the community.

All contractors are required to remove their own refuse as shall be appropriate to the work to be done on the property in Phase II.

No contractor signs, flags, or banners will be permitted.

Name of licensed contractor along with County (and any other governmental) permits and restrictions shall be complied with.

SCREENS & SHUTTERS

All screen enclosure, new windows and screen doors shall be constructed utilizing anodized aluminum of bronze or black.

Permanently affixed hurricane shutters or panels shall be compatible with the color scheme of the building upon which they are installed. All hurricane panels and shutters shall be removed not later than 72 hours after the passage of any hurricane or similar event or they may remain in place so long as the residence is not being occupied.