

**CHARTER**

**ARCHITECTURAL REVIEW COMMITTEE**

**SAWMILL LAKES MAINTENANCE ASSOCIATION, INC.**

WHEREAS, the Board of Directors has determined that the best interests of the Association and its members would be served if certain activities concerning architectural modifications to structures and adjoining landscape be under the oversight of a committee of the Members; and,

WHEREAS, the Board of Directors within their authority has the responsibility to establish such committees and charge those committees with duties and responsibilities;

NOW, THEREFORE, LET IT BE RESOLVED that there shall be a standing committee chartered as the Architectural Review Committee. This Committee shall provide oversight concerning architectural modifications within the Sawmill Lakes community, and shall have the following responsibilities and authority:

- 1) The Committee shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of Article VII, Section 10 of the *Declaration of Covenants and Restrictions for Sawmill Lakes*.
- 2) The Committee shall maintain oversight over all modifications to buildings, walls, fences or other structures or improvements of any nature (including, but not limited to, additional rooms, swimming pools, spas, screen enclosures, patios, patio extensions, hedges, other landscaping [including removal of trees], exterior paint or finish [other than original color/s], play structures awnings, shutters, hurricane protection, basketball hoops, mailboxes, decorative plaques or accessories, antennas [see Attachment 1], birdhouses, other pet houses, swales, asphaltting, sidewalk/driveway surfaces or treatments, shallow well pumps or other improvements or changes of any kind, even if not permanently affixed to the land or to other improvements).

Note: Any change in the exterior appearance of any building, wall, fence, or other structure or improvements, and any change in the appearance of the landscaping, shall be deemed an alteration requiring approval.

- 3) A majority of the Committee may take any action the Committee is empowered to take, may designate a representative to act for the Committee and may employ

personnel and consultants to act for it, such employment predicated on the approval of the Board of Directors.

4) The Committee shall have the right to charge a reasonable fee for review of proposed improvements or modifications to improvements, the amount of such fees to be determined by the Board of Directors from time to time.

5) The Committee shall have the right to require the Owner submitting such plans or specifications to deposit a sum certain to secure the Owner's completion of any proposed improvements or modifications to improvements in accordance with plans and specifications approved by the Committee, the amount of such deposits to be determined by the Board of Directors from time to time. Such deposit shall be returned to the Owner upon completion of the applicable improvements, or modifications to improvements, in accordance with the approved plans and specifications.

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6) The Committee may refuse approval of plans, specifications and plot plans, or any of them, based on any ground, including purely aesthetic grounds, which in the sole and uncontrolled discretion of the Committee seem sufficient.

7) The Committee shall consist of at least three (3) Association members. One (1) will serve as Chairperson and one (1) as Secretary. This is in addition to personnel who might be employed by the Committee to assist in carrying out its responsibilities.

8) The Committee shall meet at least once each month; however, in any case, it shall meet as often as necessary to complete its assigned responsibilities.

9) The Committee shall submit to the Finance and Insurance Committee its estimate of major expenditures for the upcoming annual budget and a five (5) year plan of projected expenditures by September 1 of each year.

8) The Committee will perform its duties in accordance with the provisions of the Resolution of "Committees Generally" and appropriate sections of the *Declaration of Covenants and Restrictions for Sawmill Lakes*.

**ATTACHMENT 1**

**ARCHITECTURAL REVIEW COMMITTEE  
(ARC)**

**EXTERIOR SATELLITE / TELEVISION ANTENNAS**

1. Installation, maintenance and use of satellite dishes and other exterior television antennae shall be in accordance with Title 47 of the Code of Federal Regulation (C.F.R) Section 1.4000, of the Over-the-Air Reception Devices (OTARD) Rule as administered by the Federal Communications Commission (FCC).

2. Unless otherwise directed by future FCC regulations, the following types of satellite dish antennae are the ONLY types of satellite dish antennae that may be installed and used in the Sawmill Lakes community:

- a. A satellite dish antenna that is one meter (39.37") or less in diameter that is designed to receive direct broadcast satellite service, including direct-to-home satellite service;
- b. A satellite dish antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via MMDS (wireless cable). Such antennae may be mounted on "masts" to reach the height needed to establish line-of-sight contact with the transmitter. "Masts" higher than twelve (12) feet above the roof line are prohibited in Sawmill Lakes because of safety concerns;
- c. An antenna that is designed to receive local television broadcast signals. "Masts" higher than twelve (12) feet above the roof line are prohibited in Sawmill Lakes because of safety concerns.

3. In order to best preserve the beauty, quality, and value of the neighborhood and to insure that homeowners are provided the minimum level of acceptable quality signal as provided by OTARD, the ARC has formulated a prioritized list of placement preferences for the installation of antennas. Antennae shall be

installed only in the highest priority location that permits the reception of an acceptable quality signal, and which does not unreasonably delay or prevent installation or unreasonably increase the cost of installation, maintenance or use.

- a) Highest priority location: \_\_\_\_\_
- b) 2nd highest priority location: \_\_\_\_\_
- c) 3rd highest priority location: \_\_\_\_\_
- d) 4th highest priority location: \_\_\_\_\_

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**EXTERIOR SATELLITE / TELEVISION ANTENNAS**  
(continued)

NOTE: An acceptable quality signal is one which is not substantially degraded. Additionally, if a mast reaching above the roof line is required to comply with a priority location higher than one that does not require a mast reaching above the roof line, the ARC may permit selection of the lower priority location.

This priority list of locations has also been formulated by the ARC for the express purpose of insuring safety of others. If none of the above locations provides the homeowner with the minimum level of acceptable quality signal, the homeowner and the ARC shall work together to find an acceptable location of the antenna.

4. After installation of an antenna that falls within the parameters of FCC regulations, the homeowner shall do one or more of the following:
  - a. Paint the antenna in a fashion that will not interfere with reception so that it blends into the background against which it is mounted;
  - b. Landscape the area surrounding the antenna in a fashion that will not interfere with reception so that it blends against the background against which it is mounted.
5. Disputes concerning the above rules shall be subject to ARC review and adjudication.