

ARCHITECTURAL CONTROL COMMITTEE

AUTHORITY

Building and Use Restrictions

Item 17. No sign pursuant to Paragraph 8 hereof, no swimming pool pursuant to Paragraph 12, and no building or other structure shall be commenced, erected, or maintained upon any lot, nor shall any addition to or change or alteration thereof, except interior alterations if a building or other structure, be made until the plans and specifications showing the **nature, kind, shape, height, size, materials, color scheme, and location** shall have been submitted to and approved in writing by the Architectural Control Committee which prior to the creation of the Maple Hill Homeowners' Association shall be composed of three representatives of the Developer ..., and following creation of such Association, shall be appointed in accordance with the By-Laws of said Association. In the event said Architectural Control Committee fails to approve or disapprove such plans and specifications within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Paragraph will be deemed to have been fully complied with. The Architectural Control Committee shall have the right to refuse to approve any such plans and specifications that, in its sole judgment, are not suitable or desirable, whether for aesthetic or other reasons, and in no event shall the Architectural Control Committee or any member thereof have any personal liability for any of its actions.

PROCEDURES

1. Proposer(s) will submit plans and specifications to the Architectural Control Committee for consideration
2. The Architectural Control Committee will determine the neighbors that will be affected by the proposed project
3. The Architectural Control Committee will request that the plans and specifications be considered by affected neighbors, and a written communication expressing their approval or disapproval (with reasons) be submitted to the Architectural Control Committee
4. If necessary the Architectural Control Committee will request a hearing for the proposer(s) and neighbors to express their opinions
5. The Architectural Control Committee will approve or disapprove the proposed project subject to the Maple Hill Homeowners' Association By-Laws