

## Architectural Control

When living in a planned community such as the Villages of Homestead, a balance must be established between the rights of an owner to do as he or she pleases with their property and the need to maintain some level of uniformity in appearance among our homes. The Developers of our community outlined the way in which this is done in several overlapping documents. These are explained briefly below:

The Villages of Homestead Declaration of Protective Covenants and Conditions outlines the overall approach towards architectural control and states the following:

*No building, wall, or other structure or improvement of any nature shall be erected, placed, or altered on any Lot or Tract until the construction plans and specifications and a plan showing the location of the Structure have been approved in writing by the Architectural Control Committee. Each building, wall, or other structure or improvement of any nature shall be erected, placed or altered upon the premises only in accordance with the plans and specifications and plot plan so approved. Refusal of approval of plans, specifications, and plot plan, or any of them, may be based on any ground, including but not limited to purely aesthetic grounds and/or energy conservation, which In the sole and uncontrolled discretion of said Architectural Control Committee seems sufficient, Any change in the exterior appearance of any building, wall, other structure, or improvement and any change in the finished ground elevation, shall be deemed an alteration requiring approval*

The Audubon Village Declaration of Restrictions contains specific rules relating to appearance and use of the property and contains requirements on specific topics such as the following: *Use Restriction, Temporary Structures, Nuisances, Commercial Trucks Recreational Vehicles Trailers and Boats* among many others.

The Audubon Village Rules and Regulations contains clarifying detail on some topics that are covered in a general fashion in the Declaration of Restrictions. For example, the Declaration of Restrictions states that fencing installation requires the approval of the Architectural Control Committee. The Rules and Regulations specify what types of fencing are acceptable for the various portions of our community

All of the documents listed above can be found in a convenient electronic form at [www.villagesofhomestead.com](http://www.villagesofhomestead.com). The site also contains an electronic form that can be used to submit planned changes to the Architectural Control Committee for review.

Recognizing that issues associated with rules are usually not the most popular topic, the Architectural Control Committee is dedicated to striking the appropriate balance between individuals' right to express themselves and the desire to maintain an attractive overall presentation for our community.