

Amended and Restated Notice of Restrictions on Real Estate

12/13/2019

33. **Rules and Regulations:** The Board of Directors shall have the power to make and amend from time to time reasonable regulations respecting the use and appearance of the common property, easement areas, landscape areas, parks and recreation areas, lots and dwellings, and the personal conduct of the members and their guests thereon, including:

- A. rules and regulations governing the use and appearance of the lots and dwellings that may be made and amended from time to time by the Association consistent with these Restrictions, the Articles of Incorporation and Bylaws; and
- B. establishing guidelines and criteria with respect to the approval and disapproval of design features, architectural styles, exterior colors and materials, details of construction, location and size of any permitted improvement and all matters that require approval by the ACC or the Board acting as the ACC; and
- C. including specifically architectural criteria, insofar as same may be reasonable and necessary to prevent the adaptation of a lot and the dwelling thereon for use as a short-term rental or transient short-term rental intended to house more occupants than otherwise would be normal for long-term residential use, which regulations shall be approved by the Board of Directors and shall be effective upon due notice to the members.

Copies of the Regulations and amendments thereto shall be furnished by the Association to all members and residents of the subdivision upon request.