Policy Resolution 12 (Building Materials - ACC Requirements) Revised 2-29-2020

WHEREAS, Article IV Section 4.1., Requirement of Architectural Approvals., of the Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oak Estates (the "Declaration") establishes the requirements for architectural approval; and

WHEREAS, Article IV Section 4.2., Appointment of the ACC, of the Declaration establishes the requirement for appointment of Architectural Control Committee (ACC) members; and

WHEREAS, Article IV Section 4.3., Content of Plans and Specifications, of the Declaration establishes the information needed by the ACC; and

WHEREAS, Article IV Section 4.4., Basis for Approval, of the Declaration establishes a basis for approval by the ACC. The ACC may apply both objective and subjective criteria in the exercise of its judgment so as to ensure a uniform and reasonably high standard of aesthetically pleasing results for the property and improvements. Approval of plans shall be in the ACC's sole discretion.

WHEREAS, Article V Section 5.1.h., Construction, of the Declaration establishes that roofs shall be fire retarding and of such material and style as permitted by the ACC; and

WHEREAS, Article VI Section 6.7., Mailboxes, of the Declaration establishes that mailboxes shall be erected and maintained upon each Lot on which a residence is situated in accordance with such standards as the ACC shall promulgate; and

WHEREAS, Article XIV Section 14.3., No Waiver, establishes that failure of the Association or any Owner to enforce any right, provision, covenant or condition which may be granted by this Declaration, the Articles, the Bylaws or the rules and regulations, shall not constitute a waiver of the right of the Association or of any such Owner to enforce such rights, provision, covenant or condition in the future; and

WHEREAS, Policy Resolution 4, Architectural Approvals, relieves the property owner of the requirement to obtain ACC approval for certain listed construction activities; and

WHEREAS, the Board of Directors (the "Board") desires to clarify and adopt the following standards for construction materials. This will aid the ACC in their decision making related to future construction approvals of homes and outbuildings/structures on deeded property within ROYAL OAK ESTATES. All existing construction is exempted from this resolution:

NOW THEREFORE BE IT RESOLVED THAT the following guidelines be observed for all future construction within Royal Oak Estates.

1. A detailed rendering, either electronic or an artistic architectural drawing, of the planned construction project must be provided to the ACC before a project can be approved.

2. All homes in Royal Oak Estates are to be constructed of brick, stone, stucco or a combination of the above. Masonry plank/board can be used on the face of gables and dormers; however it can be used on no more than 15% - 20% of the exterior of the home below the plate line. Rough cedar can be used for beams, porch ceilings, support posts, or trim.

3. All outbuildings/structures on deeded and leaseback property are to be constructed to match style, materials and color of the home. Roofs on separate structures must be the same as your home.

4. Roofs on homes are to be fire retarding and of such material and style as permitted by the ACC. The minimum pitch of all roofs shall be 5/12 and they shall contain no more than 10% - 15% flat panel metal for accent purposes. Other metal roofing will be considered by the ACC on a case by case basis. The intent is to have roofs that are in harmony with exterior design and blend with the surroundings.

5. Mailboxes are to be built the same time as your home and constructed of brick and/or stone and/or stucco that match or blend with the home.

6. The front of a new home must be landscaped with a reasonable semblance of beds and shrubbery and a 30 foot perimeter of grass within one year of move-in.

7. Boathouse roofs, color and materials are not required to match the home, but still require approval by the ACC.

8. All construction of homes and outbuildings/structures must still be approved by the ACC. Conforming to the above material and color guidelines does not assure approval by the ACC since other factors, such as location are used by the ACC in making a determination.

ATTEST:

3-6-20 — Tim Prazmik

(Date) — President of the Association