

GUIDELINES FOR SUBMISSION OF ARCHITECTURAL PLANS AFFECTING THE EXTERIOR APPEARANCE OF STRUCTURES IN NORTH RIDGE

Owners seeking North Ridge Homeowners Association, Inc. (the "HOA") approval for plans for modification of buildings in North Ridge (the "Plans") are requested to adhere to the following guidelines:

1. The Plans must satisfy the criteria set forth in Article V, Section 1 of the Declaration of Covenants, Conditions and Restrictions for North Ridge, dated as of August 21, 1993, recorded in the Clerk's Office, Circuit Court of Bath County, Virginia in Deed Book 140, Page 539 as amended from time to time (the "Declaration"), a copy of which is attached hereto. In the event of a conflict between these Guidelines and the Declaration, the terms of the Declaration shall be controlling.
2. The following items must be submitted with the request for approval:
 - a. A dimensioned site plan that shows the property lines, the existing structure and the proposed modifications. Proposed landscaping should also be shown on the site plan.
 - b. An architectural plan, including sections and details sufficient to demonstrate to the plan reviewers how the finished improvements will appear.
 - c. A list of proposed building materials.
3. The applicant should present the Plans to neighboring property owners. If neighboring owners endorse a proposed addition, it would be helpful to have evidence of their approval.
4. If required by Bath County ordinances, modifications may only be made pursuant to a building permit.
5. By commencing modifications pursuant to approved Plans, the requesting owners agree to indemnify the HOA for any loss or expense incurred as a result of the owners' failure (i) to complete the modifications pursuant to the approved Plans, and (ii) to restore areas in North Ridge disturbed in connection with making the modifications.
6. A request for building modification shall be submitted to the Board of the HOA by email, sent to nrhomeoa@gmail.com.

ARTICLE V

ARCHITECTURAL CONTROL

Section 1. The Architectural Review Board. No modification, alteration, or improvement of any nature whatsoever except for interior alteration not affecting the structural integrity or external appearance of any unit, shall be undertaken on any unit unless and until a plan of such construction or alteration shall have been approved in writing of his unit, including the doors and windows, except in accordance with the provisions hereof. The plan submitted to the Board for approval shall include the construction plans and/or specifications, including all proposed landscaping and a drawing showing a rendering of all proposed landscaping and a drawing showing a rendering of all proposed improvements. No construction shall be commenced and no unit shall be modified except in accordance with such plan or a modification thereof that has also been approved by separate application.

Approval shall be granted or denied by the Board based upon compliance with the provisions of this Declaration, the quality of workmanship and materials, harmony of external design with surrounding structures, the effect of the construction on the outlook from surrounding property and units, and all other factors which in the sole opinion of the Board will affect the desirability or suitability of the construction.

The Architectural Review Board shall consist of the Directors of the Association, or such members of the Association as may be designated as an Architectural Committee by the Directors.

The Board shall establish uniform procedures for the review of

the applications submitted to it. These procedures shall provide the time and place of meetings of the Board, the submission, review, and approval procedure and the review costs and fees (to be paid by the applicant) to be paid to the Association.

Approval or disapproval of applications to the Board shall be given to the applicant in writing within thirty (30) days of receipt thereof; in the event that the approval or disapproval is not forthcoming within thirty (30) days, unless an extension is agreed to by the applicant, the application shall be deemed approved and the construction of the applied for improvements may be commenced, provided that all such construction is in accordance with the submitted plans, and provided further that such plans conforms in all respects to the other terms and provisions of this Declaration.

Approval by the Board shall not constitute a basis for any liability of the members of the Board or the Association as regards; (1) failure of the plans to conform to any applicable building codes, or, (2) inadequacy or deficiency in the plans resulting in defects in the improvements shown thereon.