

DESIGN STANDARDS AND CONTROLS

Declarations of Covenants, Conditions, and Restrictions

For the purpose of creating and sustaining a high level of environmental and aesthetic quality within the Pebble Creek Community, the Developer shall adopt and establish a Declaration of Covenants, Conditions and Restrictions for each and every residential and non-residential phase of development and shall require that the real property contained in each development phase shall be conveyed and used subject to said covenants, conditions, and restrictions.

Architectural Control Committee

As an integral part of the covenants, conditions and restrictions for each development phase, the Developer shall create and establish an Architectural Control Committee for the purpose of reviewing and approving any and all proposed buildings and improvements as to conformity and harmony of external design and consistency with plans of existing residences or other buildings, and site locations.

In addition to requiring approval of external harmony and design, the Architectural Control Committee shall monitor the compliance of all protective covenants, conditions and restrictions, including (but not by way of limitation) prohibited activities, building setbacks, minimum floor areas, natural growth preservation and utility easements, and all improvements.

The Committee shall be comprised of a minimum of three (3)