**Knolls Estates Owners Association**

**Design Committee Guidelines**

**For Landscaping & Lot Improvements**

**8.02 The Design Committee shall consist of not less than 3 owners.**

**8.01 The Design Committee is responsible for the approval of plans and specifications for the development of all areas and to publish and enforce rules and regulations governing the use and maintenance of such areas and the improvements thereon.**

**8.01 Two copies of all owner’s plans for improvements shall be submitted to the Design Committee prior to commencing construction. Upon approval by the Design Committee, the plans will be stamped to indicate the plans have been reviewed and approved.**

**3.05R All landscaping comprising 30% or more of the net lot size shall be approved by the Design Committee.**

**3.05M All fences must be architecturally pleasing and presented to the Design Center prior to their erection.**

**3.05M No fence may be constructed and no sight-obscuring hedges may be cultivated at any point beyond the front line of the home. No chain link fences will be allowed.**

**3.05M On non-golf course lots, rear yard fences and hedges may be up to six feet high beginning at a point no closer than 20 feet from the front line of the dwelling and extending to and across the rear lot line.**

**3.05M Golf course lots shall not have fences past the house line facing the golf course except where the lot borders the fairway. The Design Committee may vary fence rules on a particular lot upon application of the lot owners and finding that no adverse impact to adjoining properties results from the variance requested.**

**3.05M Fences and building of any nature may not be placed on an easement.**

**3.05Q No firewood shall be stored in such manner that any part of it becomes visible from any point off the lot of which it is stored.**

**3.05R No trees shall be removed from the lot except for those within building footings and as otherwise approved by the Design Committee.**

**8.04 In the event that a decision by the Design Committee is unacceptable to a lot owner or any other lot owner:**

1. **the lot owner may request a review of such decision the Design Committee by directing a written request for such review to the Administrator by Certified Mail postmarked no later than ten working days after the decision is rendered by the Design Committee**
2. **property owners of other lots may request a review of such decision by the Design Committee by directing a written request for such review by Certified Mail postmarked no later than five working days after the decision is rendered by the Design Committee.**
3. **the lot owner or owner of any other lot may request a hearing before the Knolls Estates Judicial Council by filing a statement that such hearing is requested with the Administrator within fourteen days after the notice of the Design Committee decision above is given.**

**8.05 If at any time the Design Committee shall fail to function for any reason, the Board of Directors shall have the right to act in place of the Design Committee.**

**8.06 NonWaiver: Consent by the Design Committee to any matter constitute precedent or waiver impairing it’s right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.**

**8.07 Within thirty days after written demand therefore by any owner, the Design Committee shall execute and deliver to the owner requisition the same an estoppel certificate certifying with respect to the property of such owner that as of the date of the certificate either (a) all improvements and other work within or upon said property comply “With the Consolidated Plan and with all restrictions and rules and regulations adopted in or pursuant to any Knolls Estates Declaration”, or (b)that such improvements and work do not so comply for reasons specified in the certificate with respect to the matters set forth herein, such matters being conclusive against the Owner’s Association and all lot owners.**

**8.08 The Design Committee nor any member thereof shall be liable to any owner, Owner’s Association, or any party who has submitted application to the Design Committee, for any damage, loss or prejudice suffered or claimed on account of any action or failure to act of the Design Committee or any members thereof, provided only that the Design Committee in accordance with actual knowledge by it has acted in good faith.**