

**Declaration of
Covenants, Conditions and Restrictions Of
Silver Oaks Subdivision Phase II**

ARTICLE V. ARCHITECTURAL CONTROL.

No lot clearing can take place prior to Architectural Approval. No building, fence, wall, or other structure shall be commenced, erected or maintained upon the Properties, **nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board.** In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it approval will not be required and this Article will be deemed to have been fully complied with.

Section I. Review Personnel. The Architectural Committee may employ experts or contract with individuals or companies as necessary to assist in the review process.

Section 2. Fees. The fee for architectural review is \$50.00 and the cost of the review personnel in section 1 above, if any. This fee may be waived by the developer, its successors and assigns, for a contractor who has bought directly from the developer and is building more than one home in Silver Oaks Phase II.

Section 3. Construction Subject to Review. All construction or modification, including lot clearing (except interior alterations not affecting the external structure or appearance of any structure) on any Lot or within the Common Area must be approved in advance by the Architectural Committee. **Modifications subject to review specifically include, but are not limited to, painting or other alteration of structure (including doors, windows and trim); replacement of roof or other parts of structures other than with duplicates of the original material;** installation of antennas, satellite dishes or receivers, solar panels or other devices; construction of sidewalks, fountains, swimming pools, whirlpools or other pools, construction of privacy walls or other fences or gates; addition of awnings, flower boxes, shelves, mailboxes, statures, or other outdoor ornamentation; detached buildings; window coverings; and individual wells or septic tanks and any material alteration of the landscaping or topography of the subdivision. The listing of a category does not imply such construction is permitted.

Section 4. Application. The plans to be submitted for approval shall include (I) the construction plans and specifications, (II) elevations of all improvements, and (III) such other items as the Architectural Committee may require. No construction on any Lot shall be commenced and no Lot shall be modified except in accordance with such plan. Any modification to the approved plan must be reviewed and approved by separate application.

Section 5. Limitation of Liability. Review and approval of any application pursuant to this Article is made on the basis of aesthetic considerations only and the Architectural Committee shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor ensuring compliance with building codes and other governmental requirements. Neither the Declarant, the Association, the Board of Directors, any committee, or member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction or modification to any unit.

Section 6. Contractors. Persons or entities constructing a residential dwelling in the subdivision must be a Florida registered contractor and must be on the developers approved list of contractors. The Contractor's name and copy of licenses shall be submitted at the same time the plans and specifications are submitted to the association in accordance with Section 3 above.

(NOTE: In January 2020, the Board voted to reduce the review fee from \$50 to \$10; in May 2020 the Board voted to assess the \$10 fee for additions such as decks, fences, pergolas, etc., but not charge a fee for landscaping projects.)

SILVER OAKS PHASE II HOA
BOD MEETING MINUTES TUESDAY, NOVEMBER 19, 2019
Crosspoint Church, Old Bethel Rd, Crestview, FL

(full meeting minutes are on the website at www.SilverOaksFLHOA.com)

Metal roof update: President Charamut passed around samples of metal roofing that looks like the original shingles. Per meeting with the lawyer, the interpretation of the covenants is that the original materials may be used or owners may present an architectural review for other materials, but a change would have to be approved by the Board; President Charamut will address this in 2020 annual letter.

(NOTE: The November 2019 minutes are the most recent record of any interpretation by the lawyer on this issue. Therefore, any homeowner who wants to replace their current roof with a metal roof needs to follow the guidance of the Covenants document and submit required plans and other documentation to the Board of Directors for consideration.)