

Article 1 - Architectural Control

The Covenant:

No building, improvement, or other structure shall be commenced, erected or maintained on the property and no exterior addition, change or alteration shall be made until the plans, specifications, plot plan, showing grading and drainage and exterior elevations have been submitted to and approved in writing by the White Hawk homeowners association architectural review committee or its duly authorized agents as to the quality of the structure and materials, **and harmony of exterior design with existing structures**, the submission so made shall include the square footage of the proposed improvement.

Clarification of harmony (policies) of exterior design with existing structures:

1. Exterior colors must be submitted and approved so that extreme color combinations may be denied
2. The size (square footage) of the home must be comparable to the homes in the immediate area i.e. Minimum square footage may not be acceptable if the homes in the immediate area are larger than the minimum per the covenants
3. Exterior brick or stone must be submitted and approved so that extreme or poor quality brick or stone will be refused
4. Landscaping plans must work with home plan elevations so that trees/bushes will be added to plan elevations that do not have many architectural features
5. The garage size will match the garage size of the homes in the area of the new home
6. Home with matching construction prints or intent to match another home cannot be constructed in the subdivision.
7. The brick/stone requirement must be concentrated in the front of the house i.e. brick around the back of the house may not be counted in the minimum standards stated in the covenants