

CLUB OCEAN VILLAS 1 CONDOMINIUM ASSOCIATION

Architectural Review Committee (ARC)

I want to give everyone an update on some of the Club Ocean Villa I ARC rules and recent happenings. These include the following:

OUTSIDE CHANGES

The key to remember here is that if you're planning on replacing an item such as a storm or front door, you won't need approval from the board. If you're making a change or considering an improvement, then it will need to be approved before you start or you risk getting an order to return your unit to a conforming appearance. Remember, if you do replace your doors or screens you should buy the dark brown variety. If you purchase a white one, then you'll have the extra step of painting the door and frame with the approved paint listed below.

DECKS & FENCES

You should power wash the deck and fence before staining or you'll get a very different shade than your neighbors. Plan on treating your deck and fence at least every third year (most people do it every other year). Of course, some owners have never put out the effort or funds to improve their unit's outside appearance. This is still done on a voluntary basis, but we may have to look in the future into a change in the rules for those units that fail to participate in making our development a better place. Hopefully we won't have to go there.

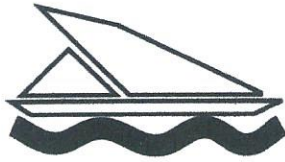
APPROVED PAINTS/STAINS

Doors, Screens, & Trim: Color must be Duron Bronze
Decks & Fences: Stain must be CWF Brand- either Clear or Natural.

LANDSCAPING

Another key to remember is that the space outside your fence is the responsibility of the condominium group as a whole, not the individual owners. Even with that statement, I also recognize that the juniper bushes are despised by everyone (at least to my knowledge).

At this time, if an owner wishes to remove the junipers from the front of his/her unit and revise the landscaping, I cannot tell them not to do it. However, we must remain within some guidelines when making these change. First, there's an O.C. law that any trees, bushes, or shrubs removed MUST be replaced with another plant. Therefore, if you remove the juniper bushes, you must replace them with a similar number of plants. The good news is that while the current plants just keep growing and growing (except for the dead ones), the new ones should be the variety that matures at a low height (about 24"). You may intersperse the bushes with marsh grasses, and cover the ground with mulch or stones. Ivy is not acceptable, as we do not want the plants to be a vine that goes up onto the fences. At this time I am also requesting that those units that have already made changes to the front of their units, make the necessary revisions to fit within in the above guidelines.



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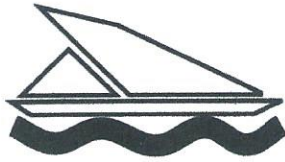
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