

**AMENDMENT TO
ARCHITECTURAL/LANDSCAPE DEVELOPMENT STANDARDS
AND ARCHITECTURAL POLICY
FOR
LA MIRADA VILLAGE HOMEOWNERS ASSOCIATION**

In accordance with, and in addition to the CC&Rs of LA MIRADA VILLAGE HOMEOWNERS ASSOCIATION and the Association's Architectural/Landscape Development Standards, the following sets forth and Amendment to said standards and an architectural policy for the Association as required by California Civil Code Section 4765.

1. Changes That Require Architectural Approval.

No building, fence, wall or other structure of any kind, or landscaping shall be commenced, erected, maintained or planted upon any Lot, nor shall there be any addition to or change in the exterior of any Residence, structure or other improvement, or landscaping unless plans and specifications therefore have been submitted to and approved by the Architectural Review Committee. (Article V, Section 5.3 of the CC&Rs.) No Residence, building, fence, wall or other structure shall be painted without the prior written approval of the Architectural Review Committee. (Article V, Section 5.4, of the CC&Rs.)

2. Procedures For Review And Response.

2.1. The Application.

To be deemed a complete application, the Application must be fully completed and submitted in duplicate with all requested documents and information as set forth in the Architectural/Landscape Development Standards: herein after referred to as the "complete Application". (Architectural/Landscape Development Standards, Section I.)

The complete Application shall be signed and submitted by the homeowner to the Architectural Review Committee and is deemed received upon delivery and receipt by the management company on behalf of the Association, or by the Board of Directors at a regularly scheduled board meeting, and a written receipt should be requested.

2.2. Standards For Decision.

The Architectural Review Committee shall review and approve or disapprove all plans submitted to it for any proposed improvement, alteration or addition, on the basis of style, exterior design, appearance, location. (Article V, Section 5.5, of the CC&Rs.) In exercising its decision making power, the Architectural Review Committee will take into consideration all the existing architectural standards and provisions of the CC&Rs.

2.3. Response To Complete Application.

2.3.1. Time For Response.

The Architectural Review Committee will review the complete Application and issue a written response to the homeowner no later than 45 days after receipt of the complete Application. Incomplete Applications should be returned within 45 days to the homeowner with notification that the Application was incomplete. However, failure to return the incomplete Application to the homeowner within the suggested 45 days, shall not cause the incomplete Application to be deemed "approved" according to Article V, Section 5.2 of the CC&R's, as an incomplete Application does not comply with the requirements of the CC&Rs for proper submission.

2.3.2. Nature Of Response.

The written response to the complete Application shall be either an "Approval" with or without conditions, or "Disapproval". In the event of "Disapproval" the response will set forth why it was not approved, what additional information or documentation is needed, if any, and the procedures for reconsideration by the Board according to this policy. (Civil Code 4765) Note: Approval of the complete Application does not relieve the homeowner of adherence and compliance with all building codes and regulations of the City other government agencies and utility companies, and the approval in no way represents that building codes, City or government regulations or requirements of utility companies were reviewed or taken into consideration or that the Architectural Committee has any knowledge or information in this regard. Additionally, the Architectural Review Committee shall not be responsible for any defects in any building or other structure erected, constructed, installed, placed, altered or maintained in accordance with or pursuant to any plans and specifications, color scheme, plot plan, grading plan or other material approved by the Committee or any conditions or requirements that said Committee may have imposed with respect thereto or with respect to compliance with any building or other codes. (Article V, Section 5.5, of the CC&Rs.)

3. Procedures For Reconsideration.

All requests for reconsideration must be in writing. A written request or written appeal to the Board of Directors to reconsider the complete Application at an open meeting of the Board, will be responded to with notice of the date upon which the matter will be reconsidered at an open meeting of the Board. (Civil Code 4765) Notice of the open meeting shall be given at least 4 days prior to the open meeting. (Civil Code 4920 and 4765) The open meeting will either be the next scheduled regular meeting of the Board, or if there would be insufficient time to give the 4 days notice, then at an open meeting set by the Board no later than 45 days from the date of the request. A written request to the Board for reconsideration, which does not include a request for a meeting, will be responded to in writing, by the Board within 45 days of receipt.

4. Completion Of Project And Compliance With Approval.

Homeowners must timely and properly complete their approved project as set forth in any approval, in the architectural standards, and the CC&Rs.