

LA TERRE AT AVENIR NEIGHBORHOOD ASSOCIATION, INC.
ARCHITECTURAL POLICY FOR TORNADO DAMAGES

The Board has worked with counsel to enable us to find flexibility for storm damaged homes, and we remain committed to following our obligations of enforcing the community's rules and bylaws to maintain standards for the community. We have also conducted a survey to enable all homeowners to provide feedback on the proposed changes for those impacted. We've outlined the following framework for proposed modifications for individuals that experienced tornado damage to their homes:

Roof Tiles

- Although the rules require like for like, based upon a legal opinion, changes resulting from significant damages such as the tornado or future hurricanes, the board will consider additional color options and styles requested from residents. Any residents requesting such change must submit a ARC which will be considered on a case by case basis.
- If color changes are requested, all color schemes for the home, house color, driveway pavers, door colors etc, must be consistent with the approved color combinations offered within the community and must not violate the anti-monotony rules.
- Anti-monotony does not allow the same color combinations homes next to each other or directly across the street.
- Changes not due to storm related damages must match the original style and color options or similar alternatives if discontinued.
- No metal or aluminum roofs.
- Only certain Elevations will be allowed stonework with any color change.

Paint Colors

- For storm damaged homes that have elected and received an approved color change to their roof, must select colors schemes that are currently available with such roof color. Homeowners cannot mix and match color schemes that are not previously allowed.
- The exterior paint changes not related to storm damage must be consistent with the original color scheme but may allow for limited changes within your model's design. (depending on roof color/pavers). Color scheme must remain consistent and not violate anti-monotony rules.

Front Doors

- Changes are allowed, provided they maintain the quality and design consistency, and are subject to submission and approval of an ARC prior to changes.

Windows

- All windows must retain the original white color and style.

Garage Doors

- Garage doors must remain consistent with the builder's original design, with possible upgrades to insulated doors or vents in the same style.

Pavers

- Changes to pavers will be allowed upon adoption and subject to compliance with a new policy that the board intends to adopt at the next board meeting. See attached draft policy, please note this is not in effect until adopted at our next meeting.

ARC Requirements

Homeowners must submit an ARC request for any changes, even if the work has already been completed. Violations will be subject to penalties, and the homeowner will be responsible for any costs associated with bringing the property into compliance.

Legal Considerations

Please be aware that deviations from the original design could result in penalties, including removal of unauthorized modifications and potential legal fees. External authorities may override Board decisions.