

Timberlake Estates Owners' Association

October 19, 2023

Dear Timberlake Estates Owners,

In 2022, owners voted on a multitude of changes that improved and clarified the TEOA Architectural Guidelines. On May 29, 2023, the Architectural Review Committee (ARC) and TEOA Board of Directors submitted three additional changes to our Architectural Guidelines for review by the Homeowners. The ARC and TEOA Board of Directors again received feedback at that time. After much consideration, the ARC and Board have provisionally accepted additional changes to our Architectural Guidelines.

As per the Covenants, Section 6.04, the Board is distributing the proposed changes in the document for membership review for 30 days before they are formally approved. **This letter, which mailed to each property owner, serves as notice that the proposed revisions to the Architectural Guidelines have been posted for your review on our TEOA website <https://www.teoaweb.com>.** The Change Control log on page 2 of this letter summarizes the changes.

The Board thanks the owners and members of the ARC who provided thoughtful feedback and suggestions to further clarify and improve the Architectural Guidelines.

With kind regards,

TEOA Board of Directors

Becky Medlin, President

Mel Martin, Senior Vice-President

Sean Wagner, Vice-President

Amie Toohey, Treasurer

Deb Fell, Secretary

CHANGE CONTROL LOG – ARC Guidelines Round II

SECTION	CHANGE SUMMARY
1.5	Updated language to require lot owner notice of all amendments to the ARC Guidelines or ARC Operating Procedures Inserted reference to Covenants Section 6.04 Architectural Guidelines
4.1.2	Removed "...or in cases wherein a rendering or schematic were not prepared by a licensed architect."
4.3.1	Inserted language permitting samples to be provided in a PDF format
4.4.1	Defined area requiring to be identified for construction
6.8.1	Inserted language tying screening material to Section 6.12 of the ARC Guidelines
6.9.1	Deleted language requiring electric meters be screened. Concern has been raised over emergency personnel being able to access the meter timely. Inserted language tying landscape material to Section 6.12 of the ARC Guidelines
6.10	Removed as Section belongs in the Covenants.
6.12.3	Established criteria for plants installed for screening purposes
6.12.4	Distinguish between landscaping plants and container plants
6.12.9	Added Pine trees to the list of nuisance trees
6.13.3	Defined backyard
6.13.4	Further defined construction material and aesthetics for fences
6.13.5	Added language permitting buried invisible fences
6.13.6	Established screening criteria for fences
6.14.13	Further outlined instances where ARC notice, but not approval is required.
6.14.14	Inserted language holding homeowner responsible for fines related to landscaping projects
6.15	New Section specific to solar panels
6.16.1	Inserted language regarding pool surrounds/decking and fencing
6.16.2	Added screening requirements for pool pumps and equipment
7.1.1.3	Requiring homeowner deposit for any project that requires screening
7.2.1	Placed restrictions on signage
10.6	Established guidelines around covered dock sitting areas
10.7.1	Inserted language permitting the use of shrubbery to hide irrigation pumps
FINES	Added fines for failure to complete a punch list within 60 days, and for failing to notify the ARC of project completion