

**Green Mountain Phase 1 Homeowners Association  
ARC Resolution of the Board of Directors  
Gazebo Type, Location, Material and Color**

**WHEREAS**, the Declaration, Addendum, Amendment, Bylaws, and Rules and Regulations are binding upon the Owners;

**WHEREAS**, the Owners of Green Mountain Phase 1 Homeowners Association prefer a popular type and style;

**WHEREAS**, the Board deems it in the Association's best interest to adopt four (4) new regulations regarding gazebo types and styles.

**NOW, BE IT RESOLVED**, No gazebo may be built on any part of any lot without ARC Approval unless built by the Declarant or its designee(s).

**NOW, BE IT FURTHER RESOLVED**, that the following gazebo types and styles be adopted as the gazebo types and styles allowed within the legal plat boundary of the Green Mountain Phase 1 Homeowners Association:

1. 10' x 12' Cedar Frame Gazebo with Double Tier Steel Roof defined within this Resolution as Exhibit "A".
2. 12' x 14' Cedar Frame Gazebo with Aluminum Roof defined within this Resolution as Exhibit "B".
3. Any non-conforming Gazebo approved by the Architectural Review Committee (ARC) on an individual, lot-by-lot basis.
4. Any similar Gazebo in type, location, material, and color approved by the Architectural Review Committee (ARC) on an individual, lot-by-lot basis.

**NOW, BE IT FURTHER RESOLVED**, that the following materials can be used when building or installing any gazebo within the Green Mountain Phase 1 Homeowners Association:

1. Aluminum or Steel roofing (color must complement home and is subject to ARC review and approval);
2. Cedar frame (color and/or stain must complement home and is subject to ARC review and approval);
3. Other non-conforming building materials as approved by the ARC in accordance with the guidelines stated herein on a lot-by-lot basis.

**NOW, BE IT FURTHER RESOLVED**, the following guidelines must be considered by the ARC prior to approval of any non-conforming gazebo type:

1. Non-conforming gazebos may only be considered if properly screened behind an ARC reviewed and approved 6' tall cedar fence.
2. Non-conforming gazebos must submit a detailed plan, showing the type of materials used, color of the roof and frame.

**NOW, BE IT FURTHER RESOLVED**, All existing and approved gazebos (those approved by the ARC in total) as of August 1, 2020 are considered "existing gazebos" and are allowed to remain in place and be reasonably repaired for the life of the structure. Upon replacement, all "existing gazebos" must be replaced in kind or replaced in a complementary style accepted and approved by the ARC.

**NOW, BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to all Owners at their last known address, upon approval.

ATTEST:



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President, Board of Directors

Green Mountain Phase 1 Homeowners Association

Date: Sep 8, 2020

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## **Exhibit “A”**

**12' x 10' Cedar Frame Gazebo with Double Tier Steel Roof**



## **Exhibit “B”**

### **12' x 14' Cedar Frame Gazebo with Aluminum Roof**








# Green Mountain Ph 1 - ARC Resolution

Final Audit Report

2020-09-08

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