



## **Policy COM-01**

### **Community Wide Standard**

#### **References**

Declaration of Covenants, Conditions and Restrictions for the Indian Summer Residential Community, as Amended.

- a. Amendments to CC&Rs for the Indian Summer Residential Community, Article X (11/13/2008).
- b. Covenants Enforcement Policy (4/4/2004).
- c. ADM-11.

#### **Responsibility**

The Board of Directors is responsible to maintain and keep this Policy current, approving changes as necessary.

The Board of Directors is authorized to establish rules and regulations concerning the use of Lots, Dwellings, Townhouse Areas and the Common Areas and facilities located thereon, to make and change policy and to enforce all such rules, regulations and policies.

#### **Discussion**

The Community Wide Standard includes the tangible and intangible qualities and the architectural and environmental regulations which make Indian Summer a visually appealing community and add value to each home within the development. The purpose of this policy is to more clearly define a portion of the Community Wide Standard.

Indian Summer is an attractive, pleasant place to live which adds value to each home within the development and enriches the lives of those who live here. The tangible and intangible qualities and the architectural and environmental regulations which make Indian Summer the visually appealing and unique community you see today are called the "Community Wide Standard." Retaining this Standard is important.

Webster's dictionary defines "standard" as "something considered by an authority or by general consent as a basis of comparison; an approved model." Indian Summer's Community Wide Standard is made up of many things, beginning with the development guidelines and the restrictions put in place by the developer. That initial Standard is found in the Covenants, which are recorded on the title of all property in Indian Summer. Therefore, the Community Wide Standard is part of every deed to every Indian Summer home.



In addition, the Community Wide Standard may be found in the Bylaws, Articles of Incorporation and Rules (if any, which together with the Covenants are collectively referred to as “the Governing Documents”). But the Standard is more than just recorded restrictions. It grows and is maintained through the decisions of the Architectural Review Board, the rules and policies adopted by the Board of Directors, and sometimes by the actions of the majority of homeowners over time.

The Governing Documents give the Association the responsibility and authority to make decisions and take actions that preserve and advance the Community Wide Standard. In addition, we all play a part in preserving the Community Wide Standard which drew us to this community in the first place.

### **1.0 Policies:**

- a. Landscape Maintenance COM-02
- b. Hardscape Maintenance COM-03
- c. Roof/Gutter/Downspouts Maintenance COM-04
- d. Garbage/Recycle/Yard Waste Bins COM-05
- e. Driveway/Paths/Sidewalks COM-06
- f. House Numbering COM-07

### **2.0 RESPONSIBILITY FOR POLICY**

The Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

### **3.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS**

**07/15/11**, (ADM-11, Board Motion 06/16/11, effective 07/15/11 (1<sup>st</sup> amendment 08/19/19).

**08/19/19**, Amended Policy by Board Motion 2019-039, Renumbered from ADM-11, Effective September 16, 2019.