

Architectural Review Committee Operating Guidelines

Alterations-Modifications: No Action or activity that requires a permit or approval from any governmental agency shall be undertaken without recommendation by the Architectural review committee and approval from the Board of Directors. Any alteration that increases living space shall meet APA (Adirondack Park Agency) Shoreline Restrictions for footprint expansions of lakefront parcels. In addition applicant shall provide an Engineer's certification that the existing Septic system is adequate for said improvements.

Architectural Review Committee: Prior to any submission to Board for approval of any alterations or modifications, all plans shall be submitted to Architectural review committee for approval. The committee shall be comprised of a minimum of 3 members and majority shall rule:

The Architectural review Committee may recommend disapproval of any plans submitted for any of the following reasons:

- (a) Failure of such plans to comply with the Rules and Regulations of the Cotton Point Association;
- (b) Failure to include information in such plans as reasonably requested by the Architectural review Committee;
- (c) Objections to: the plan, exterior design, appearance of materials of any proposed improvements, including without limitation, colors or color scheme, finish, proportion and style of architecture;
- (d) Incompatibility of proposed improvements or use of proposed improvements with existing improvements or uses within the Property;
- (e) Any other matter which, in the reasonable judgment of the Architectural review Committee, would render the proposed improvement use or uses inconsistent or incompatible with the general plan of improvement of the Property, including any possible adverse impact on the use and enjoyment of the Property and common areas of the association by any other Owner or occupant. .

Recommendation of Architectural review Committee.

- (a) Upon recommendation to the Board of Directors for approval or qualified approval by the Architectural review Committee of any plans submitted pursuant to this Article, the Board of Directors shall vote upon such recommendations and notify the applicant, in writing, of its decision.

Note: The guidelines listed above were instituted on July 26, 2013. They may be changed at the discretion of the Architectural review Committee and the Board of Directors

7/26/13

CHAIRMAN - Brian Dunleavy

Committee Members - Irene Schaffer, Bill Montana, Dick MacDowell, Sarah Cole, Sheila Michaels