

## **Architectural Control Committee Guidelines**

In accordance with the Covenants, Conditions, and Restrictions (CCRs) for Cranberry Estates Subdivision Association, the Architectural Control Committee (ACC) shall have the right to establish and enforce such rules and regulations relative to the performance of construction activities within the Subdivision (whether or not in connection with the construction, or repair and maintenance of a Dwelling or other Structure) as the Architectural Control Committee determines to be appropriate in order to maintain the tranquility, appearance and desirability of the Subdivision.

Inclusive of specific covenants, conditions and restrictions cited in the CCRs for Cranberry Estates Subdivision Association, **all new construction and exterior modifications to a home or lot must first be reviewed and approved in writing by the Architectural Control Committee.**

Generally, the intent is to support colors and materials that create a subtle, traditional effect that is harmonious and complementary to the surrounding homes in the community. Approval is not required to re-paint any exterior trim with the Dwelling's existing colors. All current homeowner exterior trim color changes prior to this policy, except those currently under non-compliance notice, are granted grandfathered approval.

*Examples of modifications: new exterior color, new siding material, painted brick, new garage door style or design, decks, gazebos, patios, inground pools. These examples are not intended to be all inclusive.*

Any landscaping modifications do not require approval **except those properties that abut wetlands. Landscape cannot encroach on designated "Wet Lands" boundaries.**

Reference Conservation Easement - Liber 21752, Page 798 dated June 6, 1997.

**Any of the above changes on a dwelling or other previously approved structure must be submitted in writing to the Architectural Control Committee for approval.**

Contact [cranberrylakeestates@hotmail.com](mailto:cranberrylakeestates@hotmail.com) to check if a project requires Architectural Control Committee approval.

Cranberry Estates Subdivision Board

Effective March 1, 2019