# Rules and Regulations

# for

# Galena Country Estates

1. Architectural Committee

1.1. Architecture Application Flow (see flow chart)

1.2. The Architectural Committee submittal process

1.2.1. The homeowner accesses the GCE HOA website http://galenacountryestates.com/architectural-committee

1.2.1.1. Click on

ARCHITECTURAL REQUEST FOR HOME IMPROVEMENT 1-2022

1.2.1.2. Complete applicable sections and submit with supporting documents to the Property Management Company (currently EBMC).

1.2.1.3. Supporting documents/information to include:

1.2.1.3.1. Description of improvement.

1.2.1.3.2. Description of materials and color scheme (provide color chips).

1.2.1.3.3. Complete dimensions of improvement and diagram(s) if applicable.

1.2.1.3.4. Distance from adjacent block/lot and property lines if applicable.

1.2.2. EBMC will present the form to the GCE Architectural Committee.

1.2.3. GCE AC approval/denial requires majority (i.e., at least 2 of the 3 committee members).

1.2.4. The homeowner should receive a written response within 15 days.

1.2.4.1. If no response is received within 45 days of submittal of the completed "Architectural Request for Home Improvement" form, the submission is deemed automatically approved.

1.2.5. In instances of denied requests, the homeowner may appeal the decision by submitting additional information/documents not previously submitted.

1.2.5.1. The Architectural Committee and HOA board will review appeal and may request meeting with homeowner

1.3. General

1.3.1. No permanent structures shall be built between the front of a home and the street

1.3.2. Any replacement or addition of awning's, pergola's, covered patios and/or porches requires Architectural Committee approval.

1.3.3. Owners Obligation of Maintenance and Repair

1.3.3.1. Fences

1.3.3.1.1. Any fence that is on the property line in between properties shall be the joint responsibility of the homeowners on either side. Costs and/or efforts to repair or replace shall be decided together and shared 50/50. In the event that a homeowner chooses to install another fence closer to their home that is not shared on the property line then each homeowner is responsible for their own fence but the homeowner that chose to install theirs away from the property line is responsible solely for keeping the area between the fences clean and free from fire hazards.

1.3.3.1.2. Fences that are falling down, missing boards, in need of paint or stain, and/or are generally unsightly must be repaired.