

**SWHOA Board of Directors
Summary of 2010 Revisions to
Neighborhood Guidelines and Rules
(Including Architectural Review Standards and Processes)**

During the past couple of years, it has become obvious to the Architectural Review Committee (ARC) and the Board that the existing Architectural Guidelines (last revised 20 years ago in 1990) are outdated. At a series of meetings during 2010, a representative of the Board met with the members of the ARC to discuss revisions to the 1990 SWHOA Architectural Guidelines. After these meetings were completed, and all recommended revisions were made, the Board as a whole reviewed the new Guidelines, and made additional comments. All of the Board's suggestions have now been incorporated into the document recently posted on the SWHOA website and the Yahoo site as the "SWHOA Neighborhood Guidelines and Rules Including Architectural Review Standards and Processes." Since the SWHOA Bylaws state that any change or revision to a document such as the Architectural Guidelines must be approved by 75% of the members of the SWHOA, the Board has posted the proposed changes and the summary below so that the entire community will be aware of the Revisions.

The major areas of change to the 1990 Guidelines are the following:

1. **REORGANIZATION:** The 1990 Guidelines were reorganized to be clearer. Standards for maintenance were moved from the end of the 1990 Guidelines to be the second section of the Revised Guidelines, inserted right after the introductory section. The ARC design review criteria were moved to the third section, which also now contains descriptions of the various architectural changes that need ARC approval and the mechanism for obtaining such approval. A fifth section was added to the Guidelines setting forth the processes to be followed if a homeowner does not agree with a decision by the ARC, if a homeowner has a complaint about property maintenance, and the ARC's and Board's enforcement powers under law, should a violation of the Revised Guidelines take place and not be corrected as requested. All of these organizational changes were designed to make the Revised Guidelines easy to follow, and to help in keeping the Shaker Woods neighborhood as beautiful as it has always been.
2. **CORRECTION OF GRAMMAR AND SPELLING MISTAKES, ELIMINATION OF REPETITION:** The 1990 Guidelines contained a number of mistakes (see, for example, the Table of Contents of the 1990 Guidelines, Section 3.N. "Porgies", which should read "Porches".) In the Revised Guidelines, these mistakes have been eliminated, in a further effort to make the Revised Guidelines clear and easy to follow.
3. **MODERNIZATION, LIBERALIZATION:** The 1990 Guidelines did not always reflect the modern need to conserve energy and reduce waste, so several revisions make the Revised Guidelines more "green", such as the newly allowed use of clotheslines in rear yards (Section 2.5) and more liberal rules for the use of solar panels (Section 4.9.) The Revised Guidelines also allow the removal of larger trees at the homeowner's discretion (Section 3.4.3.)

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4. MORE SPECIFIC GUIDELINES FOR SENSITIVE ISSUES: The 1990 Guidelines were vague in addressing some neighborhood rules in areas that have become extremely sensitive to the Shaker Woods community over time, as evidenced by the number of complaints the ARC and Board receive about such issues. The Revised Guidelines set forth some new and very clear rules in these areas, which include more extensive sections on vehicle parking (Sections 2.2 and 2.3) and on the removal of trash, construction debris and clutter (Section 2.6). Sections were added to the Revised Guidelines concerning temporary storage containers and trash dumpsters (Section 4.2), free-standing structures such as tree houses and gazebos (Section 4.6), and propane tanks (Section 4.11), the placement of which can have a significant impact on neighbors.

The SSWHOA Board would like all homeowners to review the Revised Guidelines, and feel free to contact any Board Member about the changes and the process for the enactment of the Revised Guidelines. It is anticipated that the members of the SSWHOA will be polled on an individual basis after the beginning of the year 2011.