

**DESIGN GUIDELINES MANUAL
FOR
LOWRY VILLAGE I ASSOCIATION, INC.,
A NEIGHBORHOOD AND SUBASSOCIATION OF
THE LOWRY COMMUNITY**

March 17, 1998

Westwind Management
15150 E Iliff Avenue
Aurora, CO 80014

THESE DESIGN REVIEW STANDARDS HAVE BEEN PREPARED BY THE DESIGN REVIEW COMMITTEE OF THE LOWRY VILLAGE I ASSOCIATION INC. THE DESIGN REVIEW COMMITTEE RESERVES THE RIGHT TO ADD TO OR MODIFY THESE GUIDELINES AT ITS DISCRETION. PLEASE CHECK WITH THE DESIGN REVIEW COMMITTEE TO BE CERTAIN THAT YOU HAVE THE LATEST EDITION.

1.0 OVERVIEW

All homeowners should have a copy of the Declaration of Covenants, Conditions and Restrictions, ("CCR's") which contains broad, general objectives regarding the architectural control in the Lowry community. These objectives, simply stated, are to keep the community attractive for the enjoyment of homeowners and the protection of property values.

The covenants provide for the formation of a Design Review Committee ("DRC"). A minimum of three representatives must be appointed by the Board of Directors of the Lowry Village I Association. Any changes to the DRC membership must be approved by the Board of Directors ("Board"), except during the period of Declarant control. Members of the Design Review Committee appointed by the Board may be removed at any time by the Board, except during the period of Declarant control, and shall serve for such term as may be designated by the Board or until resignation or removal by the Board.

The DRC is not liable in damage to any person submitting requests for approvals or to any homeowner within the Common Interest Community by reason of any loss, damage, or injury arising out of or in any way connected with the performance of the duties of the DRC unless due to the willful misconduct of the party to be held liable. In reviewing any matter, the DRC shall not be responsible for reviewing, nor shall its approval of an Improvement be deemed approval of the Improvement from the standpoint of safety, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations.

Guidelines for Improvements that Require Design Review Committee Approval:

An Improvement is defined in the CCR's (page 5) as "all exterior improvements, structures, and any appurtenances thereto or components thereof of every type or kind, and all landscaping features, including but not limited to buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible surface, additions, walkways, sprinkler systems, garages, carports, driveways, fences, screening walls, retaining walls, stairs, decks, landscaping, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment". Other examples include, but are not limited to, antenna and satellite receivers, outdoor sculptures or artwork, storm doors, security doors, windows, storm windows and siding.

Design Review Expenses

The DRC may require the reimbursement of actual expenses incurred by the DRC in the review and approval process (CCR's Article V, Section 3). Such amounts, if any, shall be assessed to the homeowner requesting the Improvement.

2.0 DRC REVIEW PROCEDURE

Any decision of the Design Review Committee will be made within thirty (30) days after receipt of all materials required by the DRC, unless such time period is extended by mutual agreement. In the event the DRC fails to take action within thirty (30) days after a request has been submitted and all information has been received by the committee, approval will be deemed denied. The homeowner will have the right to appeal any decision by the DRC, pursuant to paragraph 6, below.

A simple majority vote of the DRC will be required for approval or disapproval of proposed improvements. Written records will be maintained of all applications submitted to it and of all actions it may have taken.

The DRC has adopted the following procedure to comply with the responsibility to review applications for approval:

- 1) Submit two (2) complete copies of the Design Review Application and appropriate forms including copies of relevant drawings and descriptions explaining your proposal. A planned completion date must be specified.

Send the submittal to the Lowry Village I DRC, c/o Advanced Real Estate Services, Inc., 10200 E. Girard Ave., Suite C-250, Denver, CO 80231. For painting and accessory buildings (i.e. sheds, patio covers, room additions) see applicable forms in Appendix A.

- 2) The documentation will be accepted as complete or returned with a description of missing information. Incomplete submittals do not qualify for the 30-day review period. A revised submittal will initiate a new 30 day review period. All requests must be submitted with a plot plan and be drawn to scale. Plot plans should depict the property lines of the lot and the outside boundary lines of the home as located on the lot. Drainage patterns should also be indicated with directional arrows. A plan, as well as a profile view, if appropriate, is helpful. Use a copy of the improvement survey, or plot plan, of your lot obtained when you purchased your home as the basis for such plan drawings. Please include dimensions, colors, and descriptions of materials to be used in detail to aid the DRC in reviewing your request.

- 3) The DRC will evaluate your proposal's compliance with the design guidelines for your proposed Improvement (see Project Guidelines Section in this manual), as well as overall conformance with community schemes.
- 4) You will be notified of the DRC's decision (approval, approval with conditions or disapproval) on or before the expiration of the thirty (30) day review period.
- 5) Upon completion of your Improvement, notify the DRC in writing so that your constructed Improvement can be deemed to be in compliance. A representative of the DRC has the right to inspect the Improvement within thirty (30) days after written notification from the homeowner to verify compliance with the approved plan.
- 6) A homeowner may exercise their right to appeal in the event of an adverse decision by the DRC. The first step of the appeal process is to make a written request, within thirty (30) days after receipt of the DRC's decision, to appear before the DRC. In the event of an adverse action by the DRC on an appeal subsequent to conveyance of the last Unit owned by the Declarant, the homeowner may present an appeal to the Board of Directors after submitting a written request to do so within thirty (30) days after the appeal decision is issued by the DRC.

3.0 REVIEW CRITERIA

As stated in the CCR's, the DRC shall approve any proposed Improvement only if it deems, in its reasonable judgment, that all Improvements conform to and harmonize with the existing surroundings, residences, landscaping and structures.

The DRC evaluates all submissions on the merits of the application. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site.

Design decisions made by the DRC in reviewing applications are not based on personal opinion or tastes. Judgments of acceptable design are based on the following criteria, which are presented in more specific terms in the Project Guidelines section of this manual.

3.1 Compliance with Covenants. All applications are reviewed to confirm that the proposed Improvement is in conformance with the Declaration of Covenants, Conditions and Restrictions for Lowry Village I Association, Inc.

3.2 Relation to the Natural Environment Fencing, in particular, can have damaging effects on the feeling of open space. Other factors, such as disruption of the

natural topography and changes in the rate or direction of storm water run-off can also affect the natural environment.

3.3 Validity of Concept. The basic idea must be sound and appropriate to its surroundings.

3.4 Design Compatibility. The proposed Improvement must be compatible with the architectural characteristics of the applicant's home, adjacent houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.

3.5 Location and Impact on Neighbors. The proposed Improvement should relate favorably to the landscape, the existing structure and the neighborhood. Primary concerns are access, drainage, sunlight and ventilation. When a proposed Improvement has possible impacts on adjacent properties, the DRC may require that the applicant discuss the proposal with neighbors prior to making a decision on the proposal. It may also be appropriate and expedient, in some cases, to submit neighbor comments along with the application.

3.6 Scale. The size, in three dimensions, of the proposed Improvement should relate well to adjacent structures and its surroundings. For example, a large addition to a small house may be inappropriate.

3.7 Color. Color may be used to soften or intensify visual impact. Parts of an addition that are similar to the existing house, such as roofs and trim, must be matching in color.

3.8 Materials. Continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house. For instance, vertical wood siding on the original house must be reflected in an addition or free-standing structure.

3.9 Workmanship. Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor practices, besides causing the owner problems, can also cause safety hazards. The DRC and the Association assume no responsibility for the safety of new construction by virtue of its review and decision on a proposed Improvement.

3.10 Timing. The majority of all Improvements can be built or installed by residents themselves, rather than a contractor. However, approved Improvements which remain incomplete for long periods of time are visually objectionable and can be a nuisance and safety hazard for neighbors and the community. All applications must

include estimated completion dates. If an Improvement remains incomplete for longer than three (3) months, or such shorter period as specified in writing by the DRC, then the Improvement will be considered to be in non-compliance.

4.0 PROJECT GUIDELINES

4.1 Air Conditioners, Evaporative (Swamp) Coolers, Attic Ventilators

All air conditioning equipment, including evaporative (swamp) coolers and attic ventilators, must receive DRC approval.

Special Considerations: Typically, the motors and compressors on air cooling equipment are noisy and could be disturbing to neighbors, particularly if the neighbors don't have air coolers and need to leave their windows open in warm weather. If an air conditioner is proposed for installation, consider the potential impact to your neighbors.

Guidelines: No types of refrigerating, cooling or heating apparatus shall be permitted on a roof. No such apparatus shall be permitted elsewhere on a Unit, except when appropriately screened from view by either landscaping or fencing so as not to be visible from any public street, and approved by the DRC (CCR's Article IX, Section 7 (c)).



4.2 Antennas, Satellite Dishes, Transmitters

No exterior radio antenna, television antenna, or other antenna, satellite dish, or audio or visual reception device of any type shall be placed, erected or maintained on any Unit, except inside a residence or otherwise concealed from view; provided, however, that any such devices may be erected or installed by the Declarant during its sales or construction upon the units; and provided further, however, that these requirements shall not apply to those antenna which are specifically covered by regulations promulgated under the Telecommunications Act of 1996, as amended from time to time. As to antenna which are specifically covered by the Telecommunications Act of 1996, as amended, the Association shall be empowered to adopt rules and regulations governing the types of antenna that are permissible hereunder and, to the extent permitted by the Telecommunications Act of 1996, as amended, establishing reasonable, non-discriminatory restrictions relating to appearance, safety, location and maintenance.

Antenna. As provided in the Telecommunications Act of 1996, "Antenna" is defined as follows: (i) an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services and is one meter or less in diameter or diagonal measurement; (ii) an antenna that is designed to receive video programming

services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services and is one meter or less in diameter or diagonal measurement; or (iii) an antenna that is designed to receive television broadcast signals.

All Antennas are subject to the provisions set forth below:

1. Any Antenna an Owner places on their property **must** be registered with the Association within ten (10) days of installation. Owners shall submit a registration drawing; detailing how it complies with the guidelines set forth herein.
2. Installation shall be by a qualified person knowledgeable about the proper installation of Antennas.
3. All Antennas must be installed in accordance with the manufacturers' guidelines to insure safe installation, and must also be installed in compliance with all federal, state and local statutes and regulations regarding safety. In addition, a building permit shall be obtained, if required by local ordinance.
4. No Antenna can be over 39 inches in diameter or diagonal measurement, at it's largest dimension. Any device larger than one meter (39 inches) in diameter is **strictly prohibited**.
5. All Antennas must be properly grounded and must be placed a safe distance from any power lines.
6. All Antennas must be located in a side or rear yard location, not visible from any street(s) or any neighboring properties, provided such location does not preclude reception of an acceptable quality signal.
7. All Antennas shall be ground mounted, or as low to the ground as possible, and must be blended with the background upon which they are placed by painting the Antenna the same color as the house or otherwise screening the Antenna from view from any street(s) or adjacent properties with appropriate landscaping or other materials.
8. Wiring or cabling shall be installed so as to be minimally visible and blend into the material to which it is attached.
9. No Antenna shall be placed in a location where it blocks fire exits, walkways, ingress or egress from an area, fire lanes, fire hoses, fire extinguishers, safety equipment, electrical panels, or other items or areas necessary for the safe operation of the Association or individual units.
10. No Antenna shall be attached to fencing shared between Units or common areas.
11. No Antenna may obstruct a driver's view of an intersection or a street.
12. To the extent that interpretation of these provisions is necessary, such interpretation will be undertaken by the Design Review Committee in full compliance with all federal, state and local statutes and regulations, as may be supplemented or amended from time to time.

If an Antenna needs to be installed in any way that is not consistent with the above-mentioned provisions due to preclusion of an acceptable quality signal, then the homeowner is asked to submit a request for location approval. The Association's approval will then be based on how well the device is screened from the view of both public and private areas.

Important Note:

Any Antenna/Satellite Dish that is in any way mounted on your house, may void applicable warranties.



4.3 Basketball Hoops, Backboards and Poles

Basketball hoops, goal equipment and poles are not allowed in Lowry Village I Association, Inc..



4.4 Clotheslines

No clotheslines, weather vanes, wind generators or yard ornaments shall be constructed, installed, mounted, erected or maintained on any Unit, within any limited common area or within the community common area.



4.5 Decks, Patios and Covers

All decks, patios, and patio covers require DRC approval except as follows: ground level concrete patios and/or wood decks no higher than 16" above grade. Deck features which are acceptable include planters, railings and steps. All decks/patio covers constructed by the homebuilder do not need to be submitted to the DRC for approval.

Guidelines:

A. Visibility (Location and Impact on Neighbors): The proposed elevated deck should relate favorably to the landscape, the existing structure and the neighborhood. When a proposed deck has possible impact on adjacent properties, please discuss the proposal with your neighbor. Including comments from your neighbors in your application is appreciated.

- B. Color:** The deck must be stained to match the house field color, house trim color, or with a clear protective finish. Railings, seats, planters, vertical supports and covering must be similarly finished.
- C. Permanence:** Decks and covers are a permanent addition to the house. Expect to use preservatives to retain the character of the deck as new.
- D. Size:** Deck size will be considered on a case-by-case basis, depending on the size of the lot and the house.
- E. Building Codes and Permits:** In some cases, decks must meet certain building standards and may require building permits. The applicant should check with the City and County of Denver Building Department (640-1000) to determine if their proposed Improvement requires such a permit.
- F. Materials:** Acceptable materials may include cedar, redwood, pressure treated lumber, stone, tile, brick and concrete. Unacceptable materials include, but are not limited to, plywood sheeting, corrugated plastic or metal, concrete blocks, rough poles, logs or slab wood.
- G. Design Compatibility:** The proposed Improvement must be compatible with the architectural characteristics of the applicant's home, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.



4.6 Drainage Mechanisms

All drainage devices, such as French drains, etc. must be approved in writing by the DRC. Approval shall not be granted unless provision is made for adequate alternate drainage. The established drainage pattern over any property cannot be altered without written permission from the DRC (CCR's Article IX, Section 22). Detailed drainage plans have been approved by the City and County of Denver for the Lowry community.

Any change to the drainage flow, direction, manner, etc. may require City and County of Denver approval. For example, retaining walls in easements or drainageways may present a problem. Applicants are strongly urged to consult with the City and County of Denver Engineering Department (640-1000) on any proposed Improvement that may affect drainage. DRC approval does not imply approval by the City and County of

Denver. Homeowners re-routing lot drainage may incur liability for damage to property of adjacent and nearby owners and may also void structural warranties.



4.7 Dog Houses, Dog Runs

Dog runs are prohibited in in Lowry Village I Association, Inc.. Dog houses located within fenced rear courtyards are permitted and do not require DRC approval, provided they are screened from view so that they are not visible from any street, unit or common area.



4.8 Fences

Fencing installed by the builder/developer is the **only** approved fencing in Lowry Village I Association, Inc. Any additional fencing must be approved by the DRC.

Special Considerations: Improper fencing can detract from the appearance of the neighborhood. Cluttering a neighborhood with an uncoordinated selection and placement of fences should be avoided.

Guidelines: Chain link fences are not approved for installation in Lowry Village I Association, Inc. No fences are allowed to enclose front yards.

In Lowry Village I Association, the Homeowners Association will maintain the courtyard fencing installed by the builder/developer.



4.9 Flagpoles

Flagpoles which are free-standing are prohibited. Flagpoles attached to the front of the house do not require approval as long as they do not rise above the level of any second story windows.



4.10 Flower Boxes on Windows

Window flower boxes that are the same color as the trim color of the house do not require DRC approval; all others do.



4.11 Gates

All gates, except for those installed by the builder, must have DRC approval.



4.12 House Numbers

House numbers as installed by the builder can be maintained, but no alternatives are allowed without DRC approval.



4.13 Landscaping, Tree Removal, Vegetable Gardens

All landscaping must be approved by the DRC. Automatic underground lawn irrigation systems are recommended, and do not need DRC approval if they meet the following requirements: underground PVC piping, pop-up sprinkler heads, automatic timer, and back-flow preventor(s).

Landscape improvements to courtyards are required to be in place within sixty (60) days of closing, if the closing occurs between April 1st and September 30th of any year. If closing occurs between October 1st and March 31st of any year, landscape improvements are required to be in place no later than the next May 31st.

Special Considerations: Taking the time to create a landscape plan before you install your home landscape can result in significant savings of both money and water. Plant with regard to Colorado's climate, considering the mature size of species selected. There are many resources available to advise you - local water districts, County extension agents, the Denver Botanic Gardens, naturalists and landscape architects.

Guidelines: Street trees and front yard landscaping have been installed by the builder, in accordance with the Lowry landscape plan. Street trees and front yard landscaping installed by the builder will be maintained by the Lowry Village I Association, and may not be altered without DRC approval. The owner will be responsible for maintaining owner installed landscaping around the immediate perimeter of their Unit and in the courtyards. Tree lawns (the area between the curb and the sidewalk) may contain street trees, turf and irrigation systems only.

Foundation plantings should not be placed within five feet (5') of the foundation of the house. Decorative rock is a far better choice than grass and shrubs in these areas. If

evergreen shrubbery and grass is used within five feet (5') of the foundation walls, all irrigation should be by "controlled" hand watering. Avoid excessive watering at all

times. Excessive watering near the foundation of the home may adversely effect the foundation and may void structural warranties. Homeowners should instruct landscape contractors that the dumping of rock, bark or other landscape materials on the streets, alleys and sidewalks of Lowry is prohibited.



4.14 Lighting

Ornamental garage lights either installed by the builder or consistent with the original builder's design do not require DRC approval. Temporary holiday lighting does not require approval.

All other exterior lighting such as post lights, spot lights, security system flood lights or strobes, and low voltage ground lighting (along drives and walkways, accent soft lighting, etc.) does require DRC approval.



4.15 Painting

DRC approval is not required for repainting of your home in the identical, original color(s). Any color change requires DRC approval. Complete the "Exterior Paint Request Form" for review by the DRC.

Special Considerations: The current Lowry Color Palette (found in Appendix A) provides for a wide variety of subtle combinations of field and trim colors that are within a family of hues.

The intent is to provide the homeowner with the opportunity to have a combination of colors that appeal to their aesthetic desires and, at the same time, compliment adjacent homes.

The Lowry selection list of approved color combinations is based on the original colors selected by the builder. The list gives you the opportunity to simply select colors that have been previously approved within the community. Should you find that a specific field or trim color is not contained in the list, you may submit your specific colors as your request, and if the DRC determines that your colors are compatible with the Lowry color palette, your request will be approved.

As time passes, tastes change. Colors used during the original development may no longer be in vogue. It is the DRC's intent to maintain a contemporary color selection that satisfies the majority of homeowners. It is a responsibility of the DRC to assure

that new colors will not adversely affect the existing approved paint palette and colors in use.

Guidelines:

A. Color: Acceptable colors are those combinations identified on the Lowry Color Palette, found in Appendix A. Specific trim colors go with specific field colors. Adjacent house colors affect the field colors that may be approved. It is imperative that clusters of similar field colors are avoided. The DRC may be able to provide you with color chips and larger paint samples to help you in identifying your current and future color combinations.

If you are submitting color names that the DRC is unfamiliar with, please provide four (4) duplicate color chips of field and trim colors with your request.

Caution: You are responsible for the color of your home. If you contract the job, make sure that you are protected if the contractor's work fails to match the approved paint colors. You may be in violation of the CCR's if the contractor does not match the approved color.

B. Permanence: Expect 3-5 years of wear between paintings. You will likely find the trim deteriorating more quickly than the field, especially for those areas that receive frequent exposure to sunlight.



4.16 Play Yards

All custom play yards must be approved by the DRC and located within fenced rear courtyards.

Special Considerations: Consider what effect a play yard might have on your neighbors. "Will the location make it too noisy for my neighbors?"

Guidelines: The play yard should be placed to minimize visibility from the street. Wood construction should be a natural stain, or stained to match the field or trim color of the house, and not plywood or pressed board. The original color is satisfactory for metal construction (consider maintenance before painting it a different color). Size will

be considered on a case-by-case basis, depending on the lot size and the proximity to neighbors.



4.17 Recreational Equipment

All exterior recreational equipment must have DRC approval.



4.18 Residence Structure Additions

All residence structures and expansions must be approved by the DRC. Detailed plans must be submitted that include the plan of the structure on the lot, elevation views, dimensions, types of materials to be used, types of paint, stain, etc.

Guidelines: Structures and expansions shall comply with the approved development standards (including setbacks and height restrictions) of the Lowry PBG Plan on file at the City and County of Denver Planning Department and must harmonize with the house and the neighborhood. Contact the City and County of Denver Building Department for information.



4.19 Security Doors, Storm Doors, Security Systems

High quality colonial cross buck doors, full panel glass doors, decorative wrought iron doors or decorative aluminum doors do not require approval by the DRC provided they are black, white, the color of the house trim, or the original accent color.

Any other door, any enclosure, or change of the builder's original design requires DRC approval.

All other security systems or measures which are installed on the exterior of the house require DRC approval. Security bars on windows are not permitted, without DRC approval.



4.20 Sheds and Accessory Buildings

Sheds and/or accessory buildings are not permitted in Lowry Village I Association.



4.21 Shutters

Shutters on windows that are not part of the original construction need DRC approval and they must be painted the same color as the house trim and consistent with other homes in Lowry Village I Association.



4.22 Signs

Guidelines:

A. Real Estate Signs: Temporary, non-illuminated, real estate signs indicating the availability for sale, rent, or lease of a specific Unit upon which this sign is erected or displayed does not need DRC approval if the following criteria are met:

- Not to exceed five (5) square feet in total area
- Not to exceed four feet (4') in height
- Restricted to one (1) sign per street frontage

For rent and for lease signs shall be removed immediately upon lease; for sale signs shall be removed within three days following closing of the sale. Such signs may not be placed on any fence installed by the developer and shall not be illuminated by any artificial light source. Open House signs shall conform to the above dimensions, are limited in number to six (6), shall be placed only upon the owner's property or within the public right-of-way for the duration of the open house, and shall not block or interfere with traffic visibility. All signs must also meet local sign codes.

B. Garage Sale Signs: A sign advertising the existence of a garage sale of personal property may indicate the date, time and location of the sale. Such signs may have a maximum area of three (3) square feet, and may be posted for the period of the garage sale only. Such signs may not block or interfere with traffic visibility, and shall be posted only on the owner's property or within the public right-of-way.

All other signs, including but not limited to, posters, billboards, advertising devices, political campaign signs or displays of any kind, are not permissible for posting in any area of Lowry Village I Association without the prior written consent of the DRC.



4.23 Solar Panels

Solar panels are prohibited in Lowry Village I Association unless they meet all governmental guidelines for residential use in which case they may be located on the roof if such solar unit is built into and made an integral part of the roof structure and/or design or made an integral part of the structure of the house and solar panel installation. Specific approval in writing by the DRC is required for any solar panel installation.



4.24 Walls

All walls require DRC approval. Retaining walls cannot be constructed in such a manner as to interfere with the established drainage patterns (as defined in the CCR's, Article IX, Section 22).



4.25 Window Well Covers

Window well covers do not require approval by the DRC provided they are constructed of metal, or wood decking material, and are painted black, white, the color of the house trim, the original accent color, or stained the color of the deck (if constructed of wood decking material).

Guidelines: All window well covers must be operable for egress from basement egress windows.

APPENDIX A - Forms

Lowry Village 1 Association, Inc.
 Board of Directors Meeting
 First Organizational Meeting Agenda
 Village Homes
 6 West Dry Creek Suite 200
 June 2, 1998 at 2:00 p.m.

- I. ✓ Call to Order *Annette Lauder* *Rabon Pres.*
- II. ✓ Election of Directors and Officers *Mike [unclear], Mark Rem U.P. Annette Sec. Treas.*
- III. ✓ Adoption of 1998 Budget • *Approved \$77.60 W.C. #154.00 July 1, 1998*
- IV. ✓ Setting Date of Commencement of Assessments *→*
- V. ✓ Selection of Contractors
 - A. ✓ Management Company • *approved*
 - B. ✓ Landscape and Maintenance Company *Keaton Enterprises \$17,430.00 pending*
 - C. ✓ Banks
 - D. ✓ Legal Council *-Tabled-get proposals DeWitt 425-4114 description of large*
 - E. ✓ CPA *- get proposals*
- VI. ✓ Adjournment *→ Farmers, State Form - Paul Johnson*
Talty - Joe Talty 756-7755
→ G. Ratification - Ed Bylow

TOU Aug 25, 1998
2:00 pm
Village Homes

- Add -*
- ① Working Capital Acct*
 - ② Resolution to change Mark Rem to Mark Rems*