

BLACKHAWK ARCHITECTURAL CONTROL COMMITTEE STANDARDS AND PROCEDURES

I. INTRODUCTION

The following information is intended to acquaint future and existing homeowners and their representatives with the Architectural Control Committee, (herein after referred to as the (ACC), and its Standards and Procedures. The purpose of the ACC is to provide guidance during the design process and to assure compatibility of all development of land, structures, and improvements within the Blackhawk Subdivision (herein after referred to as Blackhawk). The value of properties within Blackhawk is greatly enhanced by the views and scenic beauty of the surrounding land. Maintaining these values in the design and quality of all improvements shall be the primary consideration and purpose of the ACC. The basic criteria used by the ACC in reviewing plans will be: “Are the design and the materials compatible with a high quality contemporary residential image and do the proposed improvements fit and complement Blackhawk.”

The ACC strongly recommends that lot owners enlist the services of an architect or qualified home designer to plan their custom residence, doing so should result in a more efficient use of resources and a more pleasing outcome.

The following sections detail the architectural standards and administrative procedures pursuant to the Blackhawk Declaration of Restrictions and Covenants (herein after referred to as CC&Rs). The ACC has full authority over the following matters: (i) improvement of all locations as related to topography; (ii) removal of trees; (iii) design of, materials used in, and construction of any improvement; and (iv) all restrictions set forth in the CC&Rs.

No structure, change to a structure, landscaping, or landscaping change, unless the property owner is replacing a plant, bush, or tree, may proceed without the written consent of the ACC. No changes to approved plans can be made without the approval of the ACC. If a property owner fails to obtain consent of the ACC, the Board has the right to require the property owner to remove or remedy any unapproved changes. If the property owner refuses, the Board has the option to fine and/or take legal action. The ACC may require pre-construction site surveys.

The architectural review process should include the following steps:

1. Submission of an Application for Approval (see attached).
2. Submission of a copy of the drawings/plans for new construction or changes in accordance with II C and D. This copy will be retained by the ACC.
3. The ACC will review the application and drawings. It will issue a decision in a timely manner if the application is submitted in entirety. When the application is approved, written confirmation will be furnished.

4. If the application is denied, the ACC will inform the applicant in writing the reason(s) for denial. If the applicant disagrees with the ACC's decision, the applicant has the right to appeal in accordance with the governing documents of Blackhawk.

The ACC has recommended and the Board has approved these Architectural Standards and Procedures, which will aid property owners in determining how the ACC/Board will generally act on various types of requested plans and changes. Conformance with such shall not be construed as automatic approval since each home and lot has unique characteristics that may result in some generally acceptable criteria not being workable.

These Architectural Standards and Procedures address only certain matters that frequently arise. The absence of a standard dealing with a particular change or issue should not be interpreted as either favoring or not favoring such a change or issue. Questions relating to these Architectural Standards and Procedures should be addressed to the ACC. The goal of the ACC is to encourage improvements by homeowners that will enhance the community's property values while ensuring that the improvements will not interfere with neighbors' rights. The ACC will be glad to work with property owners to help them understand and comply with the Architectural Standards and Procedures.

NOTE: See section III-O for cutting of native trees and shrubs.

II. ADMINISTRATIVE PROCEDURES

A. Improvements requiring review All improvements, which may have an impact on the appearance of the Blackhawk community, require review and written approval by the ACC. Such improvements include but are not limited to the following:

1. All buildings including accessory structures.
2. Grading or any land alterations.
3. Landscape improvements such as fences, paving, patios, spas, or pools.
4. All exterior materials and colors.
5. Alterations or additions to any of the above.

B. Architectural Control Committee The ACC shall review final plans for all construction within the subdivision including new construction, modifications, and landscaping.

C. Drawings One copy of the specified drawings and any other relevant materials must be delivered to the ACC. Plans submitted shall include the lot number, lot owner's name, mailing address, telephone number, name and address of designer or architect and builder. The approval process of final plans will not begin until the ACC has received a complete and correct package containing all the materials specified in these procedures. If the submission is not complete, the ACC will not accept the submission and the plans will be returned to the submitter.

D. Plan Requirements Approval of plans is required prior to clearing, excavations or the beginning construction. Construction must be completed within 12 months after obtaining a building permit. The submittal shall include the following:

1. Topographic Survey: The survey shall indicate topographic contours at 5 or 10 foot intervals, easements, significant natural features affecting the design of the home and existing drainage. All existing trees with a trunk diameter of three (3) inches or greater shall be shown.
2. Site Plan: Show property lines, setbacks, easements, buildings, driveways, patios and fences, including dimensions. Show all trees having a trunk diameter of three (3) inches or larger measured at one (1) foot from the ground. If side yard setbacks are less than 16 feet, a noncombustible material approved by the City of Prescott Building Department must be used.
3. Grading Plan: Show structures, improvements, trees, existing contours, and flow lines, proposed finished grades, lot drainage pattern, and drainage system. The plan must also show driveway slopes and finished floor elevations. Grading plan information may be incorporated into the site plan and/or elevation drawing.
4. Foundation Plan: Include all dimensions and appropriate details.
5. Floor Plan: The plan shall be fully dimensioned showing all floor spaces and interior floor level transitions. The plan shall include all balconies, decks, garages, and storage areas. Indicate square footage of livable floor space on each level. The floor area of the residential dwelling on each lot, exclusive of the porches, garages, patios, or any other similar extensions or projections, shall not be less than 1,400 square feet of livable area. Where there is a second story or a basement, the ground level (main level) must be at least 1,000 square feet. Each dwelling must provide for at least a double garage.
6. Roof Plan: Must show hips, valleys, ridges, pitches, and roofing material.
7. Exterior Elevations: Must show all facets of exterior design including decks, railings, trim, etc. Show all elements that will affect the exterior of the building including proposed roof slopes, roofing materials, and all finish materials. Existing and finished grade lines must be shown on all elevations.
8. Exterior Colors and Finishes: Include samples of exterior and trim colors and stain (if appropriate). Include color brochures or actual samples of stone and/or brick and roofing material.
9. Landscape Plan: Shall include size, type and location of all trees and shrubs and ground cover to be planted on the lot. Show also all walks, patios, fences, and decks as they relate to the landscape elements. Completion of landscaping in accordance with plan is required within one (1) year following the date of final inspection.

10. Minimum Landscaping Required:

- a. 8 trees, (Cottonwood, Russian Olive and Siberian Elm are not allowed.)
- b. 20 shrubs or bushes.
- c. Areas disturbed by construction must be protected from erosion.
(See suggested landscape materials list attached to this document).

NOTE: Any landscaping or grading action taken that will increase the storm water or soil runoff and might affect adjacent properties should be carefully considered due to potential liability issues.

III. DESIGN STANDARDS

The following standards specify some of the various aspects of a desirable design that the lot owner shall take into consideration in designing a residence and other improvements. The following structures are unacceptable:

- 1. "A" Frame
- 2. Geodesic Dome
- 3. Recycled Tire
- 4. Modular
- 5. SantaFe/Pueblo
- 6. Manufactured and/or prefabricated homes

A. Site Planning Considerations The building plan shall be designed to respond to sloping sites and to situate the residence so as to avoid blocking desirable views from other lots.

B. Driveway Considerations Driveways (12' minimum width) shall be integrated into natural slopes to minimize cuts and fills. Low and sloping cuts and fills, when properly landscaped, control erosion and blend into existing surroundings. Where steep drives are necessary, slope breaks should be provided at garage and street to avoid scraping vehicles. Driveway grades in excess of 14% are not recommended. Approved materials for use as driveways are concrete, masonry or similar materials. Asphalt driveways are permitted if bordered by a 6 inch concrete curbing, however, the use of asphalt is discouraged as it is only a semi-permanent surface subject to deterioration due to the harsh Arizona elements. (See Blackhawk CC&Rs.) Gravel driveways are not permitted. Adequate off-street parking spaces shall be provided.

C. Topography and Building Form Buildings shall be designed to conform to the natural topography of the site, and minimize the visual impact of the building against the landscape. Breaking floor levels to conform to lot slope will reduce building profile.

Non-treed lots are highly visible and will require more control of vertical building forms to reduce the visual impact of the building mass. High exposed walls and deck structures shall be avoided unless mitigated by breaks or relief.

D. Roof Form Major roof elements shall reflect the natural topography of the site with ridges running parallel to the contours of the land. Fascia boards a minimum of six (6) inches wide are required. Tile roofs must have a minimum pitch of 4:12 and composition roofs a minimum of 6:12.

E. Plan Forms Building plan forms shall respond to the individual site with consideration for topography, and its relationship to other buildings (present and/or future). Box-like plans with porches and stairs thoughtlessly placed fail to respond to the natural environment and shall be avoided.

F. Entry Plans Entry stairs and porches shall be designed as an integral part of the structure accommodating the constraints of both the site and the floor plan in an aesthetic manner. The front entry is important and its prominence should be reflected in the design. Protection of these areas from the elements should also be considered.

G. Deck Plans Deck plans shall be designed to provide relief in both vertical and horizontal direction. They should respond to their intended use and should correspond to changes in exterior grades and interior levels.

H. Deck Railings and Support Structure Deck railings and supporting structures are important considerations relating to the overall design of a building. Caps and railings shall have detail and depth, and be a natural visible and functional extension of the structure.

I. Retaining Structures Exposed faces of retaining walls shall not exceed a height of six (6) feet. When retaining structures are required for heights above six (6) feet, multiple structures (stepped to create terraces) shall be used. Planting materials may be required to reduce the visual mass of unbroken walls.

J. Foundation Walls Unless integrated into the building's design, large expanses of foundation walls shall be avoided or covered with an acceptable finish material. Raised planters, properly proportioned, can often integrate high floor lines with the site. Windows or other treatments may be required to break the visual mass and provide for future utilization of the space.

K. Fencing and Screening Fencing shall not be used to define limits of property ownership. Fencing shall be an integral part of the building design, constructed with materials that are compatible with the exterior of the building. Care shall be exercised in placement of fences and screens to preserve scenic views and those of your neighbors.

Walls or fences that substantially obscure a view through them shall be placed at least seven (7) feet inside all property lines. Painted screen walls and painted steel tubular or wrought iron fences less than six (6) feet high may be permitted. Fencing materials of wood, chain link, barbwire, or fiberglass will not be permitted. Fencing shall not be visible from the roadway unless approved by the ACC. Fencing shall not exceed a maximum height of six feet.

L. Exterior Building Materials Continuity is an important consideration in the use of exterior materials. Consider all sides of the building and avoid a “front only” approach. Masonry materials may include brick, stone, or split face block. The use of plain blocks is acceptable only when mortar and blocks are finished with stucco. Siding materials that give a prefabricated appearance to the building will not be approved. Stucco is a durable and attractive siding material, available in various colors and textures.

M. Exterior Colors Emphasis on earth tones that blend with the homes and topography of the Blackhawk Subdivision are encouraged. The Light Reflectivity Value (LRV) shall be 40 or less. Colors that are harsh or vivid will not be permitted. The color selections must accompany plans that are submitted for approval and any change must be submitted to the ACC.

NOTE: Homes that have been completed prior to the issuance of these revised Architectural Standards and Procedures will be allowed to keep their existing exterior colors. If a change in color is desired, the new colors must be submitted and approved by the ACC.

N. Roofing Materials Highly reflective roofing materials (including, but not limited to, slurry finish or equivalent) or solar panels on roofs are prohibited. In order to blend in with the natural vegetation, roofing materials in earth tones are recommended. Tile roofs are preferred as a compliment to stucco. Roofing materials are an important consideration in the hill environment of Blackhawk where roofs are visible from many different perspectives. Roof penetrations made of metal or plastic must be painted to match the roofing material color. Roof penetrations visible from the street shall be minimized. Combustible wood shakes or shingles are prohibited.

O. Landscaping Plan Landscaping is an integral part of home construction in Blackhawk and the landscaping plan shall be submitted with the final plans to the ACC. The landscaping must be completed within 12 months after home construction is completed or in any event prior to the time the home is offered for sale. The purpose of landscaping is to soften the transitions between the building and the site; control erosion from construction scars; break up the visual height of plain walls; and to provide screening from neighbors and shade from the sun. The obstruction of adjacent properties’ views must be considered in all landscape plans.

Natural, low maintenance landscaping, which blends in with the environment, is encouraged. Drip irrigation systems, which cut down on both maintenance and water usage, are recommended. The landscaping plan shall include the sizes, types, and placement of all landscaping materials to be used on the lot.

Any cutting of native trees or shrubs, except at locations of structures and improvements for which plans have first been approved by the ACC shall require prior written approval of the ACC. However, such prior approval shall not be required for the normal pruning and other maintenance of such vegetation, removal of dead or diseased trees, nor for thinning of such vegetation as necessary for fire prevention.

P. Operating Equipment Operating equipment (including but not limited to heating/ventilating/and air conditioning equipment, plumbing equipment, pool filters,) shall be screened from view of neighbors. Also, operating equipment shall not create noise that would be obtrusive to neighbors.

Q. Exterior Lighting All exterior lighting is subject to the approval of the ACC. Exterior lighting shall not have an obtrusive appearance or cast a glare visible on any other property.

R. Antennas No visible television antennas will be allowed. Ham radio towers must be of the electrically or automatically raised and lowered type when in use, and lowered from view when not in use.

S. Corner lot site lines \Corner lots must not have obstruction sight lines.

SEE ATTACHED

- Suggested Landscape Materials
- Application and Contract for Residential Construction, Landscaping or Remodeling.
- Construction Violation Process and Notice.

IV. THINGS TO BE AVOIDED

A. Blackhawk is a custom home community. As such, repetition of homes of the same builder's model or models will not be permitted within Blackhawk unless, in the sole opinion of the Architectural Control Committee, the elevations and appearance of the home does not resemble any other home within the community.

B. Structures that appear incongruous and harsh with their surroundings.

C. High foundation walls, without architectural relief additions, that do not match the walls above the floor level.

D. Unnecessary destruction of the natural contours of the land.

E. Displacement of natural drainage patterns.

F. Materials in natural or constructed drainage ways that are too fine (such as decomposed granite) to withstand major storm flow.

G. Cut and fill that is not concealed, resurfaced, or replanted.

H. Exterior lights that are a nuisance to neighbors.

I. Artificial decorative items in exterior yards that appear unnatural (such as rock or gravel that has been artificially colored, plastic birds/trees/turf/flowers, and incongruous statuary).

J. Bright, shiny, non-textured materials.

K. Boxy, conventional, “tract-style” houses without distinctive characteristics or theme.

L. Use of artificial materials not in harmony with the general quality of Blackhawk residences such as exposed concrete masonry, unnatural looking imitation stone, plastic siding, metal siding with a metallic finish and other unnatural looking materials.

M. Horizontal wall plane dimensions greater than 15 feet without interruptions of openings, windows, doors or an architectural relief.

V. RIGHT OF ENTRY

During reasonable hours, any member of the ACC or any member of the Board or any authorized representative of them, shall with specific permission from the respective property owner have the right to enter upon any land surrounding any residential structure on the Real Property for the purpose of making inspections to determine whether the provisions of this document are being complied with.

VI. NONLIABILITY

Neither the Association, the Board members, any member of the ACC or any agent, employee or other party providing architectural consulting services to the ACC shall be liable in damages to anyone submitting plans to it for approval or to any owner or other person by reason or mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans submitted to the ACC. Each owner or other person submitting plans agrees, by submission of such plans and specifications, that he willingly not bring any action or suit against the Association, the Board members, or the members of the ACC or their agents or employees, or parties providing architectural consulting services to recover damages as above described, including, without limitation, to recover damages arising out of or in connection with flooding, natural disaster, or soil conditions. Approval by the ACC shall not be deemed to be a representation or warranty that the owner’s plans and specifications or the actual construction of improvements are free from defects (design, construction or otherwise) or are free from hazards, such as flooding, natural disaster, or adverse soil conditions or comply with applicable governmental ordinances or regulations, including, but not limited to, rezoning ordinances and local building codes. It shall be the sole responsibility of the owner or other person submitting plans to the ACC or performing any construction, to comply with all such ordinances, regulations, and codes. Each owner understands that due to the location and condition of the owner’s lot there may be certain inherent risks including, but not limited to those related to flooding, soil conditions, or natural disaster and agrees for himself, his family, guests and invitees the “Releasing Parties” to release the Association, the Board members, the members of the ACC and Declarer, their agents, employees and parties providing architectural consulting services to the ACC from any and all liability arising from any damage or

injury to the person or property of the Releasing Parties rising out of or in connection with such hazards.

I, the undersigned, as the duly elected and acting Secretary of the Blackhawk Homeowners Association, Inc., do hereby certify that the above document has been officially adopted by the Blackhawk Homeowners Association's Board of Directors on 05/01/07 to become effective as of 05/01/07.

Signature of Corporate Secretary

**BLACKHAWK ARCHITECTURAL CONTROL COMMITTEE
SUGGESTED LANDSCAPE MATERIALS**

LEGEND

- 1. Low Water Requirement
- 2. Moderate Water Requirement
- 3. High Water Requirement

- A. Full Sun
- B. Part Shade
- C. Full Shade

TREES, EVERGREEN

Colorado Spruce	2
White Fir	2
Scotch Pine	2
Austrian Pine	2
Bristlecone Pine	2
Ponderosa Pine	2
Pinion Pine	1
Arizona Cypress	1
Leylandi Cypress	1
Deodera Cedar	2
Blue Atlas Cedar	2

TREES, DECIDUOUS

Aspen	3
Arizona Ash	2
Redbud	2
European Sycamore	2
Flowering Plum	2
Silver Maple	2
Amur Maple	2
Honey Locust	2
Golden Locust	2
Rubylace Locust	2
Hawthorn	2
Pin Oak	2
Fruit Trees	2

VINES

Wisteria	2 A
Grapevine	2 A
Virginia Creeper	1 AB
Clematis	2 AB
Honeysuckle	2 AB
Silver Lace Vine	2 A
Akiba	2 A

NATIVE SHRUBS

Scrub Oak	1
Gamble Oak	1
Apache Plume	1
Cliff Rose	1
New Mexico Locust	1
Oakleaf Sumac	1
Manzinita	1

SHRUBS, EVERGREEN

Arborvitae	2 AB
Alberta Spruce	2 AB
Pyracantha	2 AB
Mugho Pine	1 AB
Nandina	1 ABC
Mahonia Aquifolium	2 ABC
Juniper Spreading Varieties	2 ABC
Juniper Upright	2 ABC
Yucca Pendula	1 AB
Holly-Most Varieties	3 BC
Euonymus	2 AB
Cottoneaster, low spreading	2 AB
Cottoneaster, Upright	2 AB
Pampas Grass	1 A
Japanese Boxwood	2 BC
Manzanita	1 AB
Flowering Pear	2

SHRUBS, DECIDUOUS

Althea-Rose of Sharon	2 AB
Flowering Almond	2 AB
Flowering Quince	2 AB
Santolina	1 AB
Snowball Viburnum	2 AB
Spirea-Bridal Wreath	2 AB
Spirea-Anthony Waterer	2 AB
Mock Orange	2 AB
Lilac	2 AB
California Privet	2 AB
Butterfly Bush	2 AB
Forsythia	2 AB
Red Barberry	2 AB
Green Barberry	2 AB
Potentilla	2 AB

GROUND COVERS

Sedum	1
Potentilla Verna	2
English Ivy	2
Honeysuckle, Japanese	2

GRASS

Kentucky Bluegrass	2
Perennial Ryegrass	2
Fescue	1
Buffalo Grass	1

ARCHITECTURAL CONTROL COMMITTEE APPLICATION FOR RESIDENTIAL CONSTRUCTION, LANDSCAPING, OR REMODELING IN BLACKHAWK SUBDIVISION

Date of application _____

I, _____, Owner of Lot #: _____ Lot Address: _____
_____, request approval of my plans to construct a residence, add to it, remodel it, or landscape. The scope of the planned work is as follows; (continue on back)

My contractor and I have read and understand the Blackhawk Architectural Control Committee (ACC) Standards and Procedures. My contractor and I agree to comply with the CC&Rs for Blackhawk and the Architectural Standards and Procedures. My contractor and I agree to comply with the following conditions of the ACC upon approval of my application.

1. Complete construction within one (1) year after obtaining a building permit and complete the landscaping within one (1) year of the final inspection by the City of Prescott.
2. All phases of construction will comply with the applicable State, Federal, and Local rules, codes, and statutes.
3. Construction debris will be controlled and placed in a dumpster or otherwise removed weekly.
4. The Blackhawk Homeowners Association may notify all interested parties of the incidents of delinquency or noncompliance regarding the provisions of this Application and contract.
5. Licensed contractors and subcontractors will perform all work.

Property Address: _____ Lot #: _____

Property Owner Name(s): _____

Present Address: _____

Property Owner Signature (s): _____ Telephone #: _____

Contractor's Name: _____ Telephone #: _____

Address: _____

Contractors License #: _____ Effective Date: _____

Final Approval: _____

Architectural Control Committee Member

Date of approval _____ Property owner grants right of entry during reasonable hours to any member of the ACC or any member of the Board or any authorized representative of them permission to enter upon any land surrounding any Real Property for the purpose of making inspections to determine whether the provisions of this contract are being complied with.

Initials

Note: Additional contractual agreements such as clarifications and approval conditions will be added to this form if required.

BLACKHAWK HOMEOWNERS ASSOCIATION

Construction Violation Notice

Lot No. _____ Contractor _____ Date _____ Time _____

The Violation(s) noted below must be corrected within 48 hours of the date and time written above. If not corrected within the allotted time, a fine will be issued, unless otherwise noted. Failure to pay the fine within 10 business days may result in legal action. This notice will be sent to the Contractor, Lot Owner, and the Blackhawk Homeowners Board of Directors.

- _____ Starting construction prior to a pre-construction site survey.
- _____ Starting construction without ACC approval.
- _____ Starting construction without staking the property boundaries.
- _____ Trespassing without written consent from adjacent property owner(s).
- _____ Disposing of trash or building materials on adjacent properties.
- _____ Construction site not kept clean - not emptying of onsite dumpster.
- _____ Exterior changes of any kind to site or building without ACC approval.
- _____ Storing building materials on sidewalk or right of way for more than 96 hours.
- _____ Failure to honor a stop work order.
- _____ Failure to complete construction within the 12-month period.
- _____ Loud radios.
- _____ Pets not controlled.
- _____ Construction debris and trash on road.
- _____ Damaged pavement.
- _____ Overnight parking in roadway.
- _____ Work hours do not conform to city code.
- _____ Other _____
- _____ Comments _____

Field Inspector Signature _____ Date _____ Time _____

All appeals must be made in writing and received within 7 business days from this violation. All appeals must be in writing and sent to:

Blackhawk Homeowners Association, Inc, P.O. Box 448, Prescott, AZ. 86302

**FIRST AMENDMENT TO BLACKHAWK ARCHITECTURAL
CONTROL COMMITTEE STANDARDS AND PROCEDURES**

Add item eleven (11) to section II – D as follows:

11. Flag/Flagpole: Installation of a permanent free standing flagpole will be allowed subject to the following limitations:

- a. The height of the flagpole must be not more than the lesser of (i) eighteen (18) feet or (ii) the highest point of the residence located or to be located on the lot.
- b. The flagpole must not be located closer to any property line than the applicable building setback regulations would allow for a building on the lot, except as to flagpoles to be located on the front yard of a residence which may be placed no closer than fifteen (15) feet from the front property line; and
- c. Flagpoles shall have a non-reflective finish.

I, the undersigned, as the duly elected and acting Secretary of the Blackhawk Homeowners Association, Inc., do hereby certify that this amendment has been officially approved by the Blackhawk Homeowners Association's Board of Directors on 07/10/07 to become effective as of 7/10/07.

Signature of Corporate Secretary

ED 7/10/07

SECOND AMENDMENT TO THE BLACKHAWK ARCHITECTURAL CONTROL COMMITTEE STANDARDS AND PROCEDURES

Project Review Guidelines

This second amendment to the Architectural Control Committee Standards and Procedures is made effective as of the 6th day of November, 2007, by the Blackhawk Board of Directors.

This Amendment establishes Project Review Guidelines that are to be followed by the Architectural Control Committee in carrying out its duties.

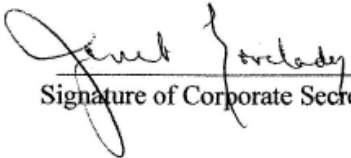
The following are the steps to be taken by the Architectural Control Committee (ACC) when processing and reviewing a project that has been submitted for approval by an Association member.

1. To begin the review process, all of the proposed project material required in the Blackhawk Architectural Control Committee Standards And Procedures document shall be forwarded direct to the Chairman of the ACC.
2. The ACC shall be responsible to advise the Blackhawk Board of Directors of the receipt of a request for project review.
3. The ACC shall then determine the need for notification of impacted property owners, and if appropriate, advise such property owners of potential adverse impacts. Input from impacted property owners shall be considered in the review process.
4. The ACC shall be responsible to review the proposed project and determine its conformance with the Blackhawk Architectural Control Committee Standards And Procedures.
5. After a comprehensive review of the proposed project, the ACC shall prepare a formal response, which shall include any applicable corrective action, conditions and/or stipulations that must be met to either secure final approval or actually proceed with the proposed project. As part of this response, the ACC shall include a notification advising the involved property owner of a right to appeal its final determinations or decisions direct to Blackhawk Homeowners Associations Board of Directors.
6. Once the ACC's formal response has been prepared, it shall be distributed to the Blackhawk Homeowners Association Board of Directors seven days prior to being send to the involved property owner. This distribution is for informational purposes. If the entire seven day period is not required, the President of the Board shall notify the ACC to immediately release its formal response.

Second Amendment Continued

7. The ACC shall conduct appropriate follow-up activities to assure that each project complies with the terms outlined in its formal response.
8. At each scheduled Board meeting, the ACC shall brief the Board on the status of all projects under review.
9. The ACC shall furnish copies of all formal correspondence to the Secretary of the Board on a timely basis.

I, the undersigned, as the duly elected and acting Secretary of the Blackhawk Homeowners Association, Inc., do hereby certify that this document has been officially adopted and made effective by the Blackhawk Homeowners Association's Board of Directors on November 6, 2007.



Signature of Corporate Secretary

**THIRD AMENDMENT TO THE BLACKHAWK ARCHITECTURAL CONTROL
COMMITTEE STANDARDS AND PROCEDURES**

This third amendment to the Architectural and Control Committee Standards and Procedures is made effective as of the 17 day of September, 2014 by the Blackhawk Board of Directors.

Amend item III (DESIGN STANDARDS) section N (Roofing Materials) as follows:

N. Roofing Materials Highly reflective roofing materials on roofs are prohibited. While solar panels are permitted, consideration must be given to their location and reflectivity so as not to be intrusive to other homeowners. In order to blend in with the natural vegetation, roofing materials in earth tones are recommended. Tile roofs are preferred as a compliment to stucco. Roofing materials are an important consideration in the hill environment of Blackhawk where roofs are visible from many different perspectives. Roof penetrations made of metal or plastic must be painted to match the roofing material color. Roof penetrations visible from the street shall be minimized. Combustible wood shakes or shingles are prohibited.

I, the undersigned, as the duly elected and acting Secretary of the Blackhawk Homeowners Association, Inc., do hereby certify that this amendment has been officially approved by the Blackhawk Homeowners Association's Board of Directors on **09/17/14** to become effective as of **09/17/14**.



Signature of Corporate Secretary