

**The Sunnybrook Association, Inc.**

**Alterations or Additions**

No external alterations or additions are permitted without the written approval of the Sunnybrook Board. This includes such things as decks, landscaping, doors and storms, windows, roofing shingles, siding, etc. Replacement or maintenance of exterior items must not change the appearance of the unit (this includes the 'paned' appearance of the windows) without the prior approval of the Sunnybrook Board. Rain gutters and window mounted air conditioners are not approved for any unit. These rules are to protect the architectural integrity and external appearance of the community.

While this may seem like a lot of 'big brother' interference, it must be understood that this is a controlled community with rules designed to protect property values and appearance. The reasons for these rules and regulations are many and varied, but never discriminatory in nature. They are intended for the overall protection of the Sunnybrook community and will be enforced when necessary. Homeowners are also expected to ensure their guests obey these rules. If any homeowner fails to correct a problem after being notified to do so, the Sunnybrook Board is empowered to take whatever action is required to correct the situation at that homeowner's expense.

Any questions or concerns can be directed to the Board of Directors. Our weekly open meeting is an excellent forum to air your views or concerns.

Common courtesy and respect for your neighbor's rights (and feelings) will continue to make Sunnybrook a nice place to live. Your continued cooperation is greatly appreciated.

Respectfully,

Sunnybrook Board of Directors