

Keeping You Informed

July 17, 2018

To all single family home owners

Architectural Review Board (ARB) Requests; a review of recent change activity

During a scheduled property review it became apparent that changes to individual properties were made without ARB review and approval.

An essential element of your Board of Director's responsibility is maintaining the appearance and ambiance of our community which determine our respective property values and those of the community as a whole. To that end the ARB has established, with board approval, standards that apply to real property and landscape.

Our governing documents state all changes to real property and landscape require ARB review and approval. Change requests are detailed on an Alteration Change Request Form to be reviewed by the ARB at its next meeting. The proposed changes are matched against current standards. These forms are available at the Master Association office or can be downloaded and printed from our website, <http://www.berkshirelakes.org/>

A recent analysis of ARB change requests versus work performed reveals a number of residents have by-passed the ARB review and approval process. Those property owners not having submitted an alteration request will be contacted.

The responsible party is subject to a fine, and should the changes not meet established standards it will have to be altered and or removed.

Please remember when we purchased a property in Berkshire Lakes we contractually agreed to abide by the established and approved governing documents.

Berkshire Lakes Master Association.