

Dear Residents,

Over the past several months, the Board has been working to update and simplify the Architectural Review Board (ARB) Standards for our community.

The goal of these updates is not to create unnecessary restrictions, but to make the rules clearer, more consistent, and easier to enforce fairly for everyone.

Many of the existing standards were written in a way that relied heavily on subjective interpretation or required precise measurements that are difficult to enforce in real-world conditions. This has led to confusion, inconsistent enforcement, and, at times, frustration for homeowners.

The updated standards are designed to address those issues by focusing on clear, common-sense guidelines and overall appearance, rather than technical measurements. In short, the intent is to ensure the community remains well-maintained and visually consistent without requiring constant measuring or interpretation.

It is important to emphasize that these changes are not intended to “crack down” on residents, nor are they meant to loosen standards. Instead, they are meant to create a fair and consistent framework that can be applied evenly across the entire community.

As part of this transition, the Board will be implementing a **60-day grace period** from the date of adoption. During this time:

- Homeowners will have the opportunity to review the updated standards
- Any existing conditions that may not comply can be addressed voluntarily
- No formal enforcement actions will be taken during this period

Additionally, the Association’s management team will be offering **courtesy property reviews** upon request. These are informal and intended to help homeowners understand the standards and identify any potential concerns without penalty.

Following the grace period, enforcement will resume in a consistent and uniform manner across the community. This approach is intended to ensure fairness and avoid any perception of selective enforcement as we move forward.

We appreciate your cooperation and understanding as we take this step to improve clarity, consistency, and the overall appearance of our neighborhood.

If you have any questions or would like to request a courtesy review, please contact the management office.

Sincerely,
The Board of Directors
Berkshire Lakes HOA