

# GREYTHORNE BY MARRANO

January 2024

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## - M E M O R A N D U M -

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TO: Greythorne by Marrano Homeowners  
FROM: Board of Managers  
RE: Architectural Standard/Change Procedures

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The Board of Managers of Greythorne by Marrano, in accordance with the February 14, 2017 Architectural Committee Resolution that governs our community, would like to remind the residents of the procedure for making exterior changes to your individual properties. The changes and /or variations consist of, but are not limited to, such items as generators, patios, landscaping, awnings, invisible dog fences, drainage, etc.

Prior to making any changes to the exterior appearance of your property, you must complete, in its entirety, and signed by the homeowner an Architectural Change Application Form (available at Greythorne.life website) and forward it to the management company office. The management company will forward it to the Architectural Committee for review. The Architectural Committee will review the request and then forward to the Greythorne Board of Managers for final review and approval. You will be notified by the management company as to the status of your request. This process can take up to 30 days.

It is the responsibility of the Board of Managers to maintain the goal of the Homeowners Association to preserve the upscale appearance, value and integrity of the property. The Board has the responsibility to maintain the community architectural standards and to review all proposed changes that would affect the appearance of the community in relation to those standards. The standards ensure that the architectural review process results in an expeditious, impartial and consistent decision. It is also a goal of the Board to ensure that all contractors meet standards for competence and have appropriate liability coverage prior to commencing and work in the community. Please refer to the Greythorne by Marrano Offering Plan, ARTICLE X, Section 10.08, Additions, Alterations and Improvements (page 262).

Failure to submit an Architectural Change Form and starting/completing any changes prior to Board of Managers approval can result in a \$250.00 fine. This policy was approved by the Board of Managers on September 19, 2022.

Please note. Sponsor installed landscaping on individual property front and sides has a maximum 2-year guarantee. Any replacement beyond that time limit is the property owner's responsibility. Landscaping of the back side of the property is the responsibility of the homeowner.

If you have any questions or concerns regarding this policy, please contact:

Lisa Mazur, CMCA, AMS  
Community Association Manager  
Fairwood Realty Management  
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