

Dear Homeowner,

Attached please find an updated version of the Cherry Valley Design Criteria Manual (DCM) that provides the guidelines and design standards for use in Cherry Valley. We all moved to Cherry Valley because of its beautiful golf course and its ambiance and standard of living. The DCM is intended to provide a level of minimum standards and guidelines to ensure that this ambiance continues.

This is a complete and reformatted revision of the DCM and replaces in its entirety the updated version of February 2004. Please discard any previous version. Highlights of the changes incorporated into this June 2004 DCM are as follows:

- Each section has been indexed to facilitate ease of use.
- Expanded the enforcement powers to include the ability to levy potential fines for homeowners who install modifications to homes or home sites without first obtaining Architectural Review Committee (ARC) via a Design Review Application.
- Revised the neighbor notification policy and requirements to include the need to show and discuss plans with neighbors and provide proof that this notification has occurred as part of the Design Review Application.
- Clarified that, with the exception of Clubside properties, only wood or composite deck material is permitted. Vinyl clad decking material is only permitted in Clubside.
- Clarified that foundation planting for homes having a line-of-site view of the golf course are required. For other homes, not having a line-of-sight view, foundation plantings are highly encouraged.
- Clarified that stringent standards of landscaping will be required for homes facing or having a line-of-site view of the golf course in order to ensure the continuance of the visual aesthetically pleasing ambiance of the golf course .
- Clarified that dark brown natural material mulch is the standard for homes at Cherry Valley. Use of gravel or other decorative stone in lieu of mulch is not permitted without the specific approval of the Architectural Review Committee (ARC) via a Design Review Application.
- Clarified that only wooden and white fences are permitted unless specifically approved by the ARC via a Design Review Application.
- Clarified the requirements (including landscaping) for installing playsets and other outside play equipment. Landscaping for playsets adjacent to the golf course requires more stringent landscaping requirements both for preserving the visually aesthetically pleasing ambiance of the golf course, but also from a child's safety perspective.

It was also decided by the Board that on a very selective case-by-case basis for what are considered egregious deviations from the Cherry Valley standards, the Board will pursue retroactive remedies to bring the property up to the standard.

Finally, we hope to have this DCM and the pertinent DCM forms (e.g., Design Review Application and Sample Neighbor Notification Letter) posted on the CVCC home page for easier retrieval.

If you have any questions concerning this updated DCM, please feel free to contact a member of the CV HOA Board.

Sincerely,

George Balascak  
President