

TIMBRSHOR POLICIES REGARDING DEVELOPMENT OF LOTS

In anticipation of the lifting of the County's building moratorium, the Timbrshor Board of Directors has adopted the following policies to help guide owners in dealing with future lot development.

1. The role of the Association with respect to future lot development shall be limited to exercising its duties and responsibilities under the Amended Declaration and Bylaws. Any issues arising outside of that context will need to be resolved by the parties at issue and any pertinent governmental authorities.
2. The Association and its members have no responsibility whatsoever for any promises or commitments that may have been made by the developer of the community, Borchers of Finley Point (the "Developer").
3. The owners of the 17 undeveloped lots shall have the same rights to develop their lots as the Developer and other owners did in developing the 33 existing units, including, but not limited to: (a) the right to locate their lots in the approximate locations where shown on the plat of record; (b) the right to use common property to build roads to access such new units; and (c) the right to use common property to bring utility services to their units; provided, however, that such uses don't interfere with or intrude upon the individual property rights of any other owner.
4. Undeveloped lot owners shall work with the County and State, at their cost and expense, to secure all necessary development and construction approvals, including, but not limited to: septic, water, emergency vehicle access, conformance with zoning regulations, etc.
5. Undeveloped lot owners are responsible for all costs and expenses in developing their lots; provided, however, the Association shall bear the cost of connecting septic tanks of new units to their assigned community drain field.
6. Undeveloped lot owners are required to comply with the Association's governing documents, including securing the approval of the Architectural Control Committee for lot development and building plans. New dwellings are limited to 3 bedrooms and 3 baths under our septic plan, and are required to blend well with other dwellings and the landscape per our Amended Declaration.

7. Undeveloped lot owners who are in close proximity to each other are encouraged to mark their lots in a consultative fashion, and to endeavor to develop access roads that may be used by multiple units so as to conserve common property.
8. Undeveloped lot owners are also encouraged to mark the approximate locations of their lots with preliminary surveys so that those locations can be taken into account for planning purposes by the Association and other owners, it being understood that undeveloped lot owners have the same right as the Developer and other owners to file their final survey upon the completion of any new dwelling unit.
9. Construction shall not occur during the Association's building moratorium period (i.e., June 15 to Labor Day).