

Section 9.3. Compensation of the Covenants Committee One or more members of the Covenants Committee or the Initial Construction Subcommittee may be compensated for their technical or professional expertise, as may be determined by the Board of Directors for their service on the Covenants Committee or the Initial Construction Subcommittee.

Section 9.4. Additions, Alterations and Improvements Requiring Approval

(1) Approval Required.

- (a) No Person shall make any addition, alteration, improvement or change of grade in or to any Lot (other than for normal Upkeep or natural landscaping and not including areas within a building visible from the exterior only because of the transparency of glass doors, walls or windows) which is Visible from Neighboring Property, without the prior written consent of the Covenants Committee or appropriate subcommittee thereof.
- (b) No Person shall make any addition, alteration or improvement to any common area or the common elements of any Sub-association (other than for normal Upkeep or natural landscaping and not including areas within a building) Visible from Neighboring Property without the written consent of the Covenants Committee or appropriate subcommittee thereof.
- (c) No Person shall paint, affix a sign not permitted by the Rules and Regulations or alter the exterior of any improvement, including the doors and windows, if such exterior is Visible from Neighboring Property, without the prior written consent of the Covenants Committee or appropriate subcommittee thereof.
- (d) Approval by the Board of Directors or the Covenants Committee shall not relieve an Owner from any obligation to obtain required governmental approvals and permits. Upon request, the Owner shall deliver all approvals and permits required by law to the Covenants Committee or Board of Directors, as appropriate, prior to the commencement of the construction requiring such approval or permit. If any application to any governmental authority for a permit to make any such structural addition, alteration or improvement to any Lot or improvement located on any Lot requires signature by the Association, and provided consent has been given by the Board of Directors or the Covenants Committee or subcommittee, as appropriate, then the application shall be signed on behalf of the Association by an Officer only, without incurring any liability on the part of the Officer, Board of Directors, the Association, the Covenants Committee or any of them to any contractor, subcontractor or other relevant party on account of such addition, alteration or improvement, or to any Person having a claim for personal injury or property damage arising therefore.
- (e) Any addition, alteration or improvement upon any Lot in violation of the Association Documents shall be removed or altered to conform to the Association Documents (including the Design Guidelines) within thirty days after notice of the violation from the Board of Directors or the Covenants Committee.