

July 2012

Dear Marlborough Park Estates Homeowners and Residents:

The Marlborough Park Estates Board of Directors has spent the past year reviewing and updating the ***Architectural and Landscape Standards*** for our neighborhood. The original standards were prepared in the early 1980's and have had only a few minor updates since then.

The purpose of this update is to clarify some vague wording, consolidate items from the design standards and C.C. & R.'s, and address contemporary remodeling issues that have been requested by residents in the last few years.

The reason we have design guidelines for our neighborhood is to maintain the aesthetic continuity of the community and protect the values of the homes within our neighborhood. While property values have been declining valley-wide over the last four years, we hope to protect the investments we all have in our homes within the community by reinforcing our guidelines so that they are more enforceable.

Some of the items the updated guidelines include are:

- Front yard landscape appearance and maintenance
- Stucco and paint standards
- Replacement windows and front doors
- Exterior lighting
- Mailboxes

Please keep in mind as you read these updated standards, any remodeling or additions or other improvements that were part of the original construction of the home, or approved by the HOA since that time is not impacted by any of the new standards, as your improvements are "grandfathered". The Board encourages and supports the repair, remodel or enhancement of homes or property within the community. However, **ANY** and **ALL** changes to the exterior of the home or front yard require the review and approval of the Marlborough Park Architectural Committee and/or Board of Directors **PRIOR** to beginning any construction.

We have enclosed the *Architectural and Landscape Standards* for your review and reference. We have also enclosed a copy of the Application for Design Review for your convenience in case you are considering repairs or updating your home.

In closing, the Board would like to extend great appreciation to homeowner Roger Tornow for working closely with the Board to make this document possible. It is his expertise with landscape design and working with other homeowners associations to develop similar standards that have helped this Board get this accomplished.

Sincerely,

Marlborough Park Estates Homeowners Association Board of Directors