

The following are questions relating to the covenants that apply to all properties within Buck Mountain Property Owner Association.

- 1) The Architectural Review Committee (ARC) may establish written criteria as to the color and materials used on the exterior of houses, garages, and other structures.  
 True       False
- 2) Campers, as long as they are temporary in nature, are allowed on the mountain according to the covenants.  
 True       False
- 3) The Board or ARC may charge a fee of up to \$75 for an architectural review application.  
 True       False
- 4) Who is responsible for enforcing the covenants?
  - a) Dick Johnston
  - b) The Board of Directors
  - c) The ARC
  - d) Property owners
  - e) All of the above
- 5) The Board of Directors is empowered to regulate the use of ATVs on the roads and within the common areas.  
 True       False
- 6) The ARC has the authority to promulgate regulations pertaining to all types of structures, including but not limited to outbuildings, fences, and walls.  
 True       False
- 7) The purpose of the Architectural Review provisions as set forth in the covenants is to:
  - a) protect property values
  - b) promote the interest, welfare and rights of all property owners
  - c) provide an exact definition of the rules regarding residential construction
  - d) both (a) and (b)
  - e) none of the above
- 8) The covenants do not allow property owners to put in a septic system without approval from the ARC prior to its installation.  
 True       False

- 9) To modify the annual POA dues requires:
  - a) a modification to the covenants
  - b) the approval of 2/3 of all property owners
  - c) the approval of 2/3 of property owners voting at a meeting called to approve the increase
  - d) the approval of the Board of Directors
  - e) the approval of the Architectural Review Committee (ARC)
  
- 10) To make a special assessment for road improvements, such as paving a section of the main road, requires:
  - a) a modification to the covenants
  - b) the approval of 2/3 of all property owners
  - c) the approval of 2/3 of property owners voting at a meeting called to approve the assessment
  - d) the approval of the Board of Directors
  - e) the approval of the Architectural Review Committee (ARC)
  
- 11) Building a pavilion or acquiring property for common areas requires:
  - a) a modification to the covenants
  - b) the approval of 2/3 of all property owners
  - c) the approval of 2/3 of property owners voting at a meeting called to approve the project
  - d) the approval of the Board of Directors
  - e) the approval of the Architectural Review Committee (ARC)
  
- 12) To make a special assessment for the purpose of building a new pavilion or acquiring property requires:
  - a) a modification to the covenants
  - b) the approval of 2/3 of all property owners
  - c) the approval of 2/3 of property owners voting at a meeting called to approve the project
  - d) the approval of the Board of Directors
  - e) the approval of the Architectural Review Committee (ARC)
  
- 13) To modify the architectural criteria used to approve structures requires:
  - a) a modification to the covenants
  - b) the approval of 2/3 of all property owners
  - c) the approval of 2/3 of property owners voting at a meeting called to approve the increase
  - d) the approval of the Board of Directors
  - e) the approval of the Architectural Review Committee (ARC)

- 14) Lots within the development have a front set-back restriction of \_\_\_\_ feet and a side and rear set-back of \_\_\_\_ feet.
- a) 30, 15
  - b) 15, 15
  - c) 30, 25
  - d) (a) or (c)
  - e) depends on the lot
- 15) When measuring set-back from the road, you must measure from:
- a) the property line (normally the center of the road)
  - b) the edge of the road
  - c) the edge of the right-of-way, which is a distance from the center of the road equal to  $\frac{1}{2}$  of the road right-of-way width
  - d) depends on the lot
- 16) The ARC can review your landscaping plan to make sure that it does not negatively impact others.
- True       False
- 17) The ARC can pass and enforce restrictions relating to cutting trees of a certain size
- True       False
- 18) If a property owner builds a structure without applying for Architectural Review, the owner can be required to make changes in order to conform to the covenants or published architectural and aesthetic criteria.
- True       False
- 19) The POA can place a lien on your property if you do not pay your dues, and may include interest and collection costs in the amount of the lien.
- True       False