

**AMENDMENT TO THE  
KEYSTONE HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL CONTROL RULES AND REGULATIONS**

Section 16 of the Declaration of Covenants, Conditions and Restrictions for Keystone allows the Board to promulgate and establish rules and regulations. On June 27, 2021, the Board of Directors of the Keystone Homeowners Association, Inc. approved the following amendment to the Architectural Control Rules and Regulations. The impetus behind the amendment is to change the policy to deny above ground hot tubs in the community. Section 9 vii allows for hot tubs, IF they have been approved by the Committee, and the Association wishes to revise the policy of never approving hot tubs as to follow the intent of the Declaration.

**Amendment**

Subsection A of the In-Ground Pools, Hot Tubs, Jacuzzis, and Spas Section of the Rules and Regulations (“Subsection A”) currently states:

**A. Above Ground Pools, Hot Tubs, Jacuzzis and Spas are prohibited.** Wading pools under 24 inches in height are permitted providing wading pool is not visible from the street.

The Board of Directors has approved Subsection A to be amended to be read as follows:

**A. Above Ground Pools.** Wading pools under 24 inches in height are permitted providing wading pool is not visible from the street. Owners shall submit an application for Hot Tubs, Jacuzzis, and Spas, and the Architectural Committee may in their discretion approve or deny the application. For the Hot Tub, Jacuzzi, or Spa to be approved, the owner must submit a detailed design plan that must be approved by the Committee. The owner must comply with any state and local laws and regulations over the Hot Tub, Jacuzzi, or Spa, and there must be no alteration of the existing grade of the lot.

IN WITNESS WHEREOF, we, the undersigned, do hereby execute this Amendment to the Architectural Control Rules and Regulations of Keystone Homeowners Association, Inc. and certify the truth of the facts herein stated this 27 day of June, 2020.

Keystone Homeowners Association, Inc.

*Sean Buchan*

Signature of President

Sean Buchan

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ATTEST:

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Signature of Secretary

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