

Committee. The Architectural Committee is authorized to resign and transfer its duties and responsibilities to the Board of Directors of the Crescent Place Homeowners Association or an Architectural Committee to be selected by the Board of Directors of the Crescent Place Homeowners Association, provided the Directors of the Crescent Place Homeowners Association are agreeable to accepting this responsibility. At all times at least one member of the Architectural Committee shall be an architect or an individual experienced in the construction or development of real estate.

4.2 No improvements shall be erected, placed, altered or changed on any lot in this subdivision until and unless the building plans, specifications and plot showing the proposed type of construction, exterior design and location of such residence have been approved in writing by the Architectural Committee. In addition, a landscape development plan must likewise be submitted to and approved by the Architectural Committee showing the location of proposed fences, boundary or patio walls, driveways and parking areas, hedges, shrubbery or trees shall not be of such a height so as to block the view of the dwelling from the street.

4.3 In order to prevent duplication of buildings or improvements to be constructed in this subdivision, the Architectural Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvement with its major features so similar to an existing building or improvements as to be considered a substantial duplication thereof in the discretion of the Committee. The Architectural Committee shall further have the right to refuse to approve any such plans, specifications, plot plans or landscape plans which in its opinion and discretion are not suitable or desirable and in so passing upon such

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