

**4th AMENDED OR RESTATED MASTER DEED  
OF OAKS OF FONTENELLE CONDOMINIUM  
PROPERTY REGIME I**

III.  
Definitions

1. **Dwelling Unit” shall mean and refer to any building erected on a Dwelling Site, including garages and decks appurtenant thereto.**

VII  
Architectural Control

1. **No building, fence, wall, deck, patio, landscaping or other structure shall be commenced, erected or maintained upon the Properties, nor shall an exterior change or alteration therein be made until the plans or specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to the harmony of external design, color and location in relation to surrounding structures and topography by the Board of Directors.** In the event said Board fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

**Note:** Board approval is required for painting or color staining of natural wood decks or repainting decks in a different color.