

RULES: EXTERIOR IMPROVEMENT

IMPORTANT NOTICE!

AN 'APPLICATION FOR EXTERIOR IMPROVEMENT' *FORM MUST BE COMPLETED & SUBMITTED TO THE BOARD OF DIRECTORS PRIOR TO ANY ARCHITECTURAL CHANGES MADE TO THE EXTERIOR OF A UNIT.

(*The form can be found on the Association's webpage under 'FORMS'.)

THE BOARD MUST GRANT APPROVAL PRIOR TO ANY EXTERIOR ARCHITECTURAL CHANGES BEING STARTED. THE BOARD CAN ALSO DENY, IN WHOLE OR IN PART, THE ARCHITECTURAL CHANGE REQUESTED.

ARCHITECTURAL CHANGES STARTED OR COMPLETED WITHOUT PRIOR BOARD APPROVAL MAY RESULT IN THE REMOVAL OF THE ARCHITECTURAL CHANGE. ALL EXPENSES RESULTING FROM REMOVAL OR ADDITIONS WITHOUT BOARD APPROVAL SHALL BE ENTIRELY THE UNIT OWNER'S RESPONSIBILITY.

TERMS & CONDITIONS-If the Board grants approval for an exterior improvement it is to be understood that the Unit Owner bears the full cost & liability for the approved change. And, if the Unit Owner is securing the services of a contractor then the Unit Owner must verify that the contractor carries current liability & Worker's Compensation Insurance. Furthermore, the Unit Owner agrees that if removal of the architectural change is necessary, either before or at the time of the sale of their Unit, then the removal of the change is the Unit Owner's expense including but not limited to antennas a.k.a. satellite dishes.

Please read the following section of the Declarations for an important part of governing language:

"ARTICLE IV, PURPOSES. RESTRICTIONS. Section 2(n), Architectural Control of the Declarations, (P. 10)...

Architectural Control. No building, fence, wall, sign or other structure shall be commenced, erected or maintained upon the Condominium Property, or any part thereof, nor shall any exterior addition to or change or alteration therein be made, until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing by the Board or its designated representative, as to harmony of external design, color and location in relation to surrounding structure and topography. In the event the Board or its designated representative, fails to approve or disapprove such plans and specifications within sixty (60) days after they have been submitted to it, approval will not be required and these provisions will be deemed to have been fully complied with."

INTRODUCTION: Condominium living is designed to create a lifestyle where joint ownership of property promotes the common welfare. Rules are subject to change as governed by the Declaration and Bylaws of the Association.

Rules outlined in the Declarations cannot be changed except through amendment to the Declarations.

The Board of Directors can adopt other rules as necessary for the Association.

Effective June 1, 2021 all previous Board of Director's adopted rules are terminated & are replaced by rules adopted at the May 19, 2021 Board of Director's regular meeting.

➤ **FRONT DOOR REPLACEMENT**

- A new door must be of the same (or best match possible) to the original door

➤ **FRONT DOOR & FRONT DOOR PANEL**

- The front door & front door panel may be painted using any one of four (4) color pallets

- **"UMBER SHADOW, 7198"** (Original paint color);

- Note: Manufacturer Porter Paints is no longer available in our area but the paint code to use with a paint store is: #928803000001808 using B-13+1/2, C-16, and F-3 and call it "Umber Shadow." Order said Description: PZ MH EXT L TX EGG MTB 70-320 A250 using Mid-tone Base, Eggshell, Acrylic Latex.

- **'BLACK FOX', SW-7020, 244-C7** (manufacturer Sherwin Williams)

- **'MEADOW SAGE', HGSWM3244** (manufacturer Sherwin Williams)

- **'CARDBOARD', SW-6124** (manufacture Sherwin Williams)

- A Unit Owner can use any paint supplier
- A premium exterior acrylic latex paint grade with a satin finish from the Association's approved paint color(s) must be used

➤ **GARAGE DOOR REPLACEMENT**

- A new garage door must be of the same (or best match possible) to the original door
- The garage door must be the same (or best match possible) white color

➤ **GENERATORS**

- Power generators are not permitted
 - A Unit Owner may apply for a medical exception

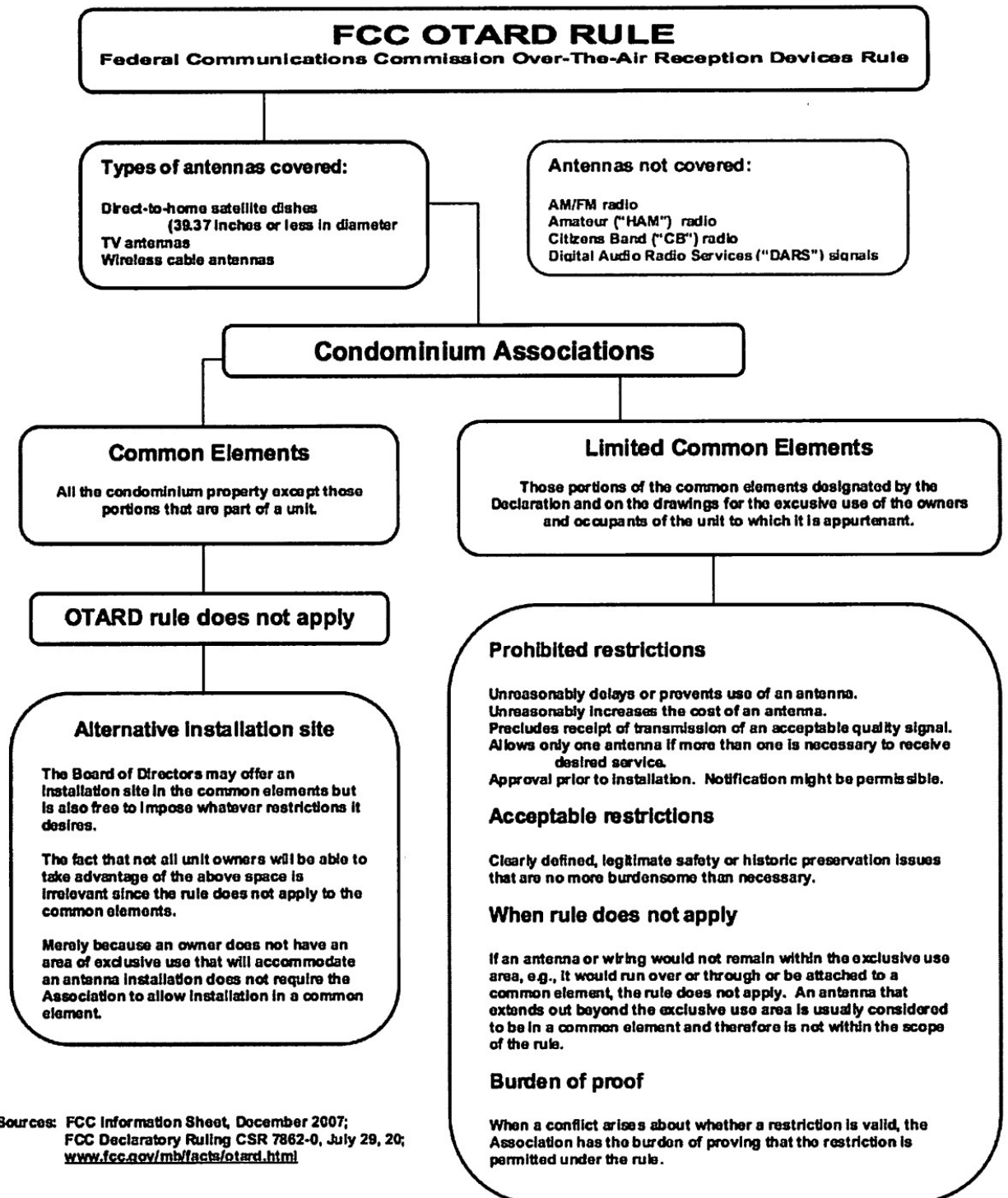
➤ **GLASS BLOCK BASEMENT WINDOWS**

- Glass block basement windows are prohibited by Declarations

- **PATIO GATE; PATIO FENCE & SIDEWALK RAILING**
 - The gate, fence and/or railing must be white
 - The gate, fence and/or railing must be a poly material
 - The gate, fence and/or railing must be of similar design as the patio fence
 - The gate, fence and/or railing cannot be attached to the unit.
- **RADON REMEDIATION**
 - A unit owner may have radon remediation installed in their unit
- **STORM DOOR**
 - The frame of the storm door must be metal
 - The color of the storm door must be white
 - The storm door must be a medium to high quality priced door
- **WINDOWS**
 - New replacement windows must be the same color (white) & design of the original windows
 - New windows must have the same or better weather specifications with a minimum of being double paned
- **WINDOW WARRANTY FOR ORIGINAL OWNERS**
 - Original owners may have a limited warranty for the replacement of defective windows
 - The owner is responsible for contacting the manufacturer/dealer & completing any necessary paperwork needed by the manufacturer/dealer
 - Current contact info is: ????????
- **SATELLITE DISHES & OTHER ANTENNAS**
 - **OTARD Rule.** See Appendix A for a comprehensive review of the Rule.
 - Direct-to-home satellite dishes, TV antennas, wireless cable antennas can be installed
 - Antenna on the Ground
 - The antenna (dish) will not exceed 40 inches in diameter or diagonal measurement.
 - The dish & wiring will be properly grounded
 - The antenna must be in the mulched/stone area of their Unit
 - Antenna must be positioned as near the building and as close to the ground as possible while still providing an acceptable signal
 - Antennal must be mounted on a pole located in the mulched area of the Unit Owner's unit.
 - The bottom of the antenna must be no more than 36 inches from ground level
 - Multi-switch (if used) is to be located in the attic
 - Cables are to be buried at least four inches between the pole and the downspouts
 - The installer must meet "Call Before You Dig" criteria
 - The installer and/or Unit Owner assumes all damages to other buried utilities or drainage occurred during installation

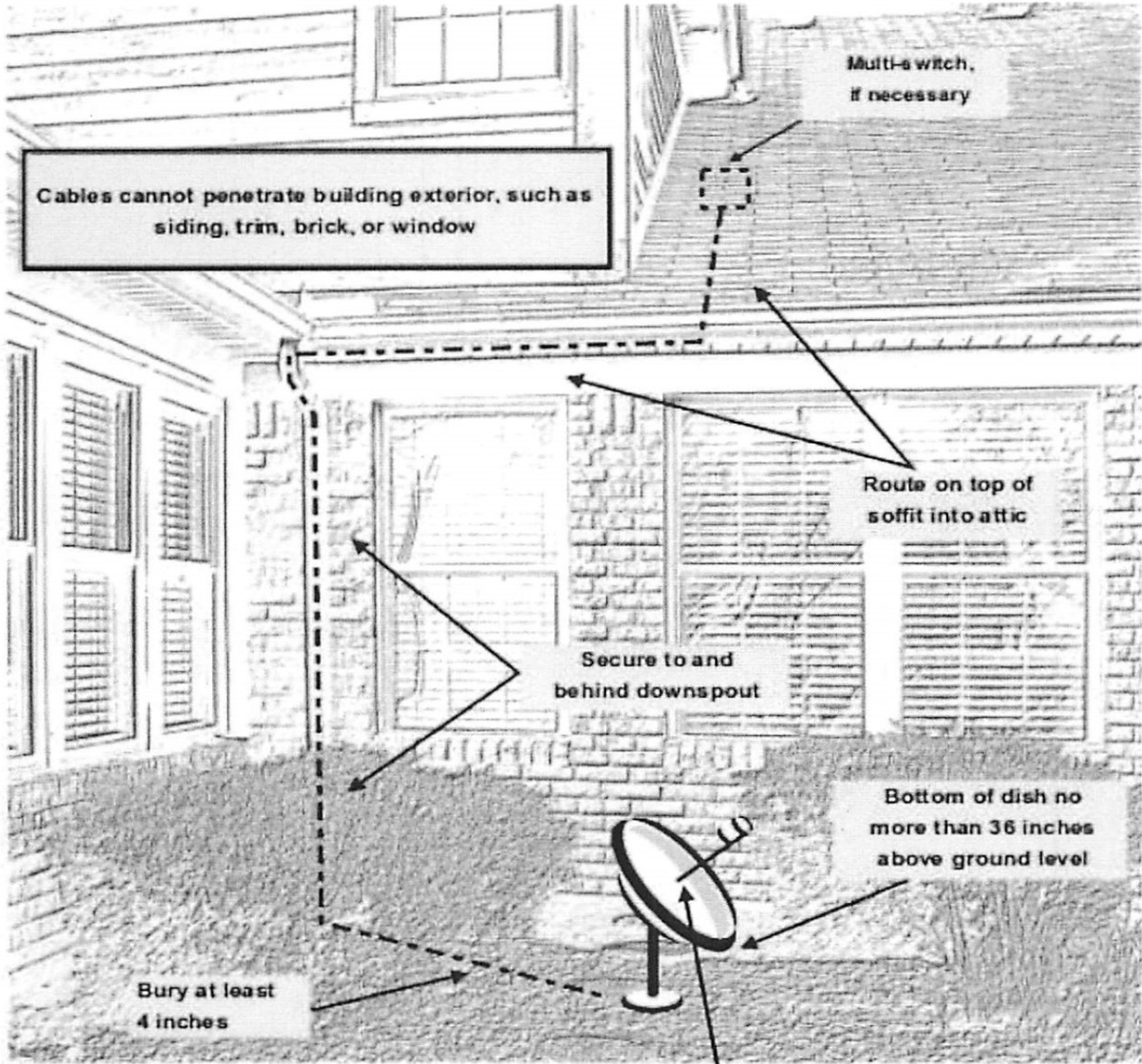
- Secure cables to and behind the downspouts.
 - Route cables on top of the soffit then into the attic.
 - The routing of cables in the attic cannot be through firewalls or cause damage to firewalls between Units
 - Continue routing cables to rooms designated by the Unit Owner
- Antenna on the Roof
 - Antenna must be mounted on the Unit Owner's section of the roof
 - The installation must be completed in such a way that insures the integrity of the roof and the shingles of the roof
 - The installer & Unit Owner shall assume responsibility for any damage caused to the roof including the cost of repairs to shingles or leakage problems resulting from the installation
 - The Association assumes no responsibility for any damages due to installation and is not liable for maintenance or repairs that may result from the installation
 - Antenna must be positioned as close to the roof as possible while still providing an acceptable signal.
 - Multi-switch (if used) is to be located in the attic.
 - Route cables on top of the soffit then into the attic.
 - The routing of cables in the attic cannot be through firewalls or cause damage to firewalls between Units
 - Continue routing cables to rooms designated by the Unit Owner
- Antenna on the Patio
 - The antenna may be professionally installed on the patio
 - No part of the antenna, post, or wiring is to extend beyond the patio
 - Antenna wiring (cable and ground wire) must not run over or through a common element, such as the stone veneer or vinyl siding
- Additional Responsibilities
 - When a Unit is sold, any installed antenna is to be removed by the selling Unit owner of the Unit
 - The Association is not responsible for any damage to the antenna or wiring
 - If maintenance requires the temporary removal of the antenna, the Association will provide the Unit Owner with a three-day written notice. If the antenna is not removed before the required maintenance begins, the Association will direct the removal at the Unit Owner's expense. The Association is not responsible for any damage to the antenna caused by the removal

- If the antenna is installed in the common element, the wiring must be buried at least four inches so as not to interfere with landscaping activities
- Installation of an antenna signifies the Unit Owner's acceptance of the requirements of this regulation.
- Supporting Information
 - The chart found in Exhibit A provides a detailed outline of how the OTARD Rule applies to the common and limited common elements. The drawing on Exhibit B shows one of the acceptable locations of a satellite dish and associated wiring in the common element.



Sources: FCC Information Sheet, December 2007;
FCC Declaratory Ruling CSR 7862-0, July 29, 20;
www.fcc.gov/mb/facts/otard.html

Satellite Dish Cable Routing



Dish diameter or diagonal measurement no more than 40 inches