

**Unit Additions/Alterations
And
Architectural Specifications**



Unit Additions/Alterations and Architectural Specifications

Owners who plan to modify unit exteriors that affect the Common Areas should submit for approval a notice of intended changes in writing to the Operations Committee. Appropriate drawings must accompany the written notice. This includes deck additions, patio modification or replacement, addition of any structure in a carport, and proposed installation of hot tubs on a patio or within a unit.

Improving or modifying interiors of units may be made without approval, except as otherwise prohibited in the Rules of the Association. Christmas decorations are permitted, but owners are requested to remove them by mid-January.

Any modifications or alterations to the structural components of interior walls, such as removing or relocation wall partitions, cutting holes in roofs or perimeter walls must be made by the necessary licensed contractors, electricians and plumbers. In all such cases, city permits and inspections are required. Documentation of plans shall also be provided to the Operations Committee.

Any plan to alter, modify or add a unit fireplace must be submitted to the Operations Committee in writing and must include detailed drawings. Wood stoves or fireplace inserts are not permitted.

Additional handrails are permitted on the front steps, but must conform to existing ironwork in the complex.

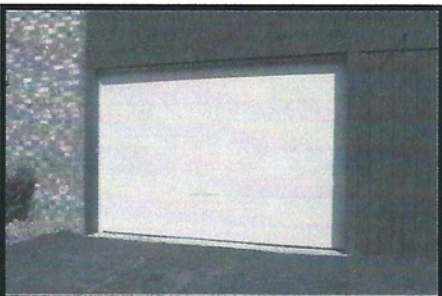
Specifications for those items for which Unit owners are responsible for the maintenance and replacement of are as follows:



- AWNINGS - Front and rear awnings must be vinyl/canvas, dark brown-solid color with white/dark brown binding in a square-edged style.



- FRONT DOORS - Approval for replacement of front doors may be obtained by submitting a written request, including a description of the proposed door, to the Operations Committee. Replacement doors should be similar in appearance to the original door. Doors will be painted by maintenance.
- STORM/SCREEN DOORS - Storm/screen doors must be dark brown in color and have one or two windows/screens and one or no kick board.



- GARAGE DOORS - A replacement door should have four panels, no windows, and be the flush style with textured grain surface. Doors will be painted by maintenance.



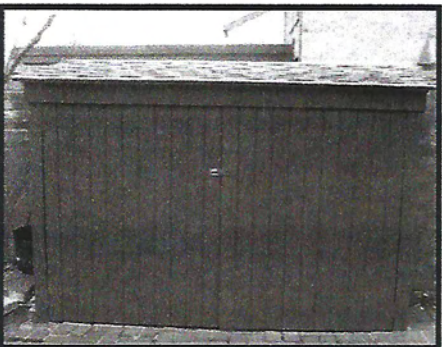
- GLASS DOORS - Glass doors facing the courtyard must be white and have mullion bars. Glass doors on an enclosed patio may omit mullion bars.



- WINDOWS - Windows replaced must be white and have mullion bars to remain consistent with the architectural features of the complex. Mullion bars are dividers which make the windows and doors appear to have smaller panes of glass.



- DECK/PATIO/OTHER ADDITIONS, MODIFICATIONS OR REPLACEMENTS - Such changes require a written proposal with drawings, if appropriate, sent to the Operations Committee for review and approval. This request is needed in order to help prevent possible structural or water damage problems.



- CARPORT SHEDS - Approved wood carport sheds and Rubbermaid shed specifications are available in the Association office in the Clubhouse. A wooden shed must be six feet long, five feet high with doors, and protrude no more than two feet into the carport. It must be stained to match the siding within the carport. A Rubbermaid shed must be painted dark brown (Try Krylon fusion paint.).



- MAILBOX AND HOUSE NUMBERS - Replacement of these items must be of the same type/style and color as those originally provided.