

Architectural Matrix 2009

Condo	Windows	Entry and Patio Doors	Screen/Storm Doors	Patio	Solar Tubes/ Skylights	Moving Fences	Landscaping	Exterior Lights
I	1. Match color on gutters and must be pre approved by Condo 1 Board	1. Half Moon of glass at top of door 2. Glass rectangle no more than 50% glass 3. oval shape no more than 50% glass 4. Full steel door 5. Color of door must match color of gutters and windows on unit. 6. All work must be pre-approved by condo board.	1. Must match color of gutters and windows 2. Full glass is approved 3. All work must be pre-approved by condo board.	1. May replace existing patio with brick, cement or approved surface coating 2. Blueprint of work area to be done, must be presented to Board 3. Patios cannot be extended beyond the fences into common areas. 4. All work must be pre-approved by condo board.	1. A written request to replace or install is presented to Board 2. Proof of a licensed installer is presented. 3. Proof of insurance from the installer naming Condo 1 as an additional insured for work to be done 4. Application is complete 5. All work must be pre-approved by condo board.	1. Fences cannot be moved or stained. 2. Nothing heavy can be hung on fences. 3. All work must be pre- approved by condo board.	1. Planting or any alteration in the common areas must be approved by Condo 1 Board. 2. Pachysandra, ivy or similar ground covering plants are not allowed. 3. All work must be pre- approved by condo board.	N/A
II	1. Tudor windows do not have to have criss-cross, however, all windows must be the same. 2. All windows must be sliders. 3. Request to replace windows must be made in writing to the Board of Managers and approved by the Board. Must use licensed installer and have proper insurance.	1. All doors must be steel, fire rated, and color conform must to condo color scheme. 2. Replacement doors will have either 6 or 8 panels. 3. Replacement doors may have up to 45% glass. 4. Request must be made in writing to the Board of Managers and approved by the Board. Must use licensed installer and have proper insurance	N/A	1. May replace existing patio using existing footprint with brick, cement or appropriate surface covering. 2. Replacement is at the cost of the homeowner. 3. Requests must be in writing to the Board of Managers and approved by the Board. Must use licensed installer and have proper insurance	1. Owner must complete application. 2. Must obtain a declaration of Responsibility. 3. Document must be attached to home owners deed at County Clerks office. 4. Hold Harmless Document must be attached to home owners Condo file. 5. Request must be in writing to the Board of Managers and approved by the Board. Must use licensed installer and have proper insurance.	N/A	1. Changes or planting in the common areas, including in front of windows must be in a written request to the Board of Managers. 2. Condo will remove existing shrubs; however, a plan for replacement must be approved by the Board of Managers. 3. Cost of changes/ replacemnt will be at the expense of the homeowner. 4. No Bamboo is allowed on any property. 5. Request must be in writing to the Board of Managers and approved by the Board.	N/A
III	1. Must be preapproved by the Condo III Board. 2. All window replacement must be the same size as the original and must be sliders.	1. All doors must be steel and fire rated and color must conform to condo buildings. 2. Replacement doors can be the following; half moon glass at top of door, glass rectangle no more than 50% of door, oval shape glass no more than 50% of door and 6 of 8 panel with no glass. 3. All doors must be approved by the condo board.	1. Must match color of gutters and windows, full glass ok.	1. Present the Board with a blueprint of the area to be done. 2. May replace patio with brick, cement or appropriate surface covering. 3. No patio may be replaced with a wood deck. 4. All changes must be approved by the condo board.	1. Homeowner must submit plans and specs. 2. Proof of contractor's liability and insurance. 3. Complete a Hold Harmless Agreement. 4. Paperwork must be filed with the County Clerks Office. 5. Must be approved by the condo board.	1.Fences cannot be moved without Condo board approval. 2. If fences are removed, homeowner is responsible to replace fence before selling unit. This will be in writing.	1. Any changes made to the common areas must be approved by the condo board.	N/A

All Work Must Be Approved by Condo Board

Architectural Matrix 2009

Condo	Windows	Entry and Patio Doors	Screen/Storm Doors	Patio	Solar Tubes/ Skylights	Moving Fences	Landscaping	Exterior Lights
IV	<ol style="list-style-type: none"> <li>1. All window replacements must be the same size as the original.</li> <li>2. All sliders must be brown color on the outside and white on the inside.</li> <li>3. All windows must be replaced using the same color trim.</li> </ol>	<ol style="list-style-type: none"> <li>1. All doors must be steel, fire rated, and the color must conform with the condo color scheme.</li> <li>2. Replacement doors will have either 6 or 8 panels.</li> <li>3. Replacement doors may have 1/2 moon of glass at the top of the door, glass rectangle or oval shape no more than 50% glass.</li> </ol>	<ol style="list-style-type: none"> <li>1. The frame of any installation or replacement storm/screen door must be either brown, almond or sandstone in color.</li> <li>2. The style or design of the storm/screen door will be at the owners discretion.</li> </ol>	<ol style="list-style-type: none"> <li>1. Homeowner may install concrete pavers or cement in the one foot wide dirt area surrounding their patio</li> <li>2. To install a deck or new patio, plans must be submitted showing the nature, kind, shape, height, materials and color to be used for approval.</li> <li>3. Must be within the existing fence line.</li> </ol>	<ol style="list-style-type: none"> <li>1. Homeowner must submit plans and specs.</li> <li>2. Proof of contractor's liability and insurance.</li> <li>3. Complete a Hold Harmless Agreement.</li> <li>4. Paperwork must be filed with the County Clerks Office.</li> </ol>	<ol style="list-style-type: none"> <li>1. PVC fence can be extended to enclose patio with or without enclosing the walkway.</li> <li>2. Fences cannot be moved or removed without Board approval.</li> <li>3. If fence has been totally removed with Boards approval, fence must be reinstalled when unit is sold.</li> </ol>	<ol style="list-style-type: none"> <li>1. Any planting or landscaping in the common area must be approved by the Condo Board.</li> <li>2. Any alterations in the common area must be shown on a drawing or blueprint and attached to a workorder.</li> </ol>	N/A
V	<ol style="list-style-type: none"> <li>1. Windows must be sliders.</li> <li>2. Outside color must be dark brown trim.</li> <li>3. All windows must be replaced with the same size windows.</li> </ol>	<ol style="list-style-type: none"> <li>1. No more than 50% glass.</li> <li>2. Steel fire rated.</li> <li>3. Almond in color.</li> </ol>	<ol style="list-style-type: none"> <li>1. Either door dark brown.</li> <li>2. Doors must have two windows and/or screens.</li> </ol>	<ol style="list-style-type: none"> <li>1. Must be within the existing fence line.</li> <li>2. Surface owners choice, brick, concrete, wood, etc.</li> <li>3. Patios cannot be extended beyond the fences into the common area.</li> </ol>	<ol style="list-style-type: none"> <li>1. No limit on number allowed.</li> <li>2. Must be done by certified contractor.</li> <li>3. Owner must sign certificate assuming any present or future roof leakage.</li> <li>4. Must get approval before any work can begin.</li> </ol>	<ol style="list-style-type: none"> <li>1. Fences cannot be moved or removed without written approval.</li> <li>2. Color of fence must be appropriate brown color of Condo 5.</li> </ol>	<ol style="list-style-type: none"> <li>1. Planting or alteration to the landscaping in the common area may not commence until plans showing the material and location of same is submitted to the board for review.</li> <li>2. Pachysandra, Ivy or similar ground covering plants are not allowed.</li> </ol>	N/A
VI	<ol style="list-style-type: none"> <li>1. Replacement windows must be a slider type.</li> <li>2. The window above the door of the Malibu must be replaced with a window of similar size and shape.</li> <li>3. Exterior frame must be the appropriate color to resident's building.</li> <li>4. All work must be approved by the Condo board.</li> </ol>	<ol style="list-style-type: none"> <li>1. Entry door must be steel clad door with a minimum fire rating of 60 minutes.</li> <li>2. Doors may be 6 or 8 panels or 4 panels with a "fanlite"/ 1/2 moon glass at top of the door.</li> <li>3. Door must be painted with the appropriate color scheme for building.</li> <li>4. Replacement patio door must be slider type.</li> <li>5. The exterior frame must be brown in color.</li> <li>6. All work must be approved by the Condo board.</li> </ol>	<ol style="list-style-type: none"> <li>1. The frame of any installation or replacement storm/ screen door must be either brown, almond or sandstone in color.</li> <li>2. The style or design of strom/screen door will be at owners discretion</li> <li>3. All work must be approved by the Condo board.</li> </ol>	<ol style="list-style-type: none"> <li>1. Homeowner may install concrete pavers or cement in the one foot wide dirt area surrounding their patio.</li> <li>2. To install a deck or new patio plans must be submitted showing the nature, kind, shape, height, materials and color to be used for approval.</li> <li>3. All work must be approved by the Condo board.</li> </ol>	<ol style="list-style-type: none"> <li>1. Homeowner must submit plans and specs.</li> <li>2. Proof of contractors liability and insurance.</li> <li>3. Complete a Hold Harmless Agreement.</li> <li>4. Submit a completed "Application for Installation of Skylights or Solar Tubes".</li> <li>5. Limit of two(2) solar tubes per unit.</li> <li>6. All work must be approved by the Condo board.</li> </ol>	<ol style="list-style-type: none"> <li>1. Fences cannot be moved or removed.</li> <li>2. Color of fences must be the appropriate brown for condo VI.</li> <li>3. All work must be approved by the Condo board.</li> </ol>	<ol style="list-style-type: none"> <li>1. Plantings or alterations to the landscaping in the common area may not commence until plans showing the nature of plant materials and location of same and submitted to the Board for review and approval.</li> <li>2. Pachysandra, ivy or similar ground covering plants are not allowed.</li> </ol>	N/A

All Work Must Be Approved by Condo Board

Architectural Matrix 2009

Condo	Windows	Entry and Patio Doors	Screen/Storm Doors	Patio	Solar Tubes/ Skylights	Moving Fences	Landscaping	Exterior Lights
VII	<ol style="list-style-type: none"> <li>1. Proof of licensed installer and insurance who names Condo VII as additional insured.</li> <li>2. All windows must be brown sliders including patio doors.</li> <li>3. Replacements at cost to resident.</li> </ol>	<ol style="list-style-type: none"> <li>1. Doors must be steel, fire retardant and color scheme to conform to Condo VII.</li> <li>2. Replacement doors will have either 6 or 8 panels.</li> <li>3. Replacement doors may have 1/2 moon glass at top of door.</li> <li>4. Replacement doors may have 1/2 glass not to extend pass the lock.</li> </ol>	<ol style="list-style-type: none"> <li>1. Entry doors must be brown or bronze in color.</li> <li>2. Storm doors can be almond, sandstone or dark brown in color.</li> <li>3. Storm doors can be 1/2 or full glass.</li> </ol>	<ol style="list-style-type: none"> <li>1. When redoing patio, walkway to main sidewalk can match as long as it is keeping within the existing patio footprint.</li> <li>2. Patio cannot extend beyond existing fence lines.</li> <li>3. All costs for repairs and future maintenance of new patio and walkway to be paid by homeowner.</li> <li>4. Pavers or concrete will be allowed but must submit written request describing work to be completed and materials to be used for Board approval.</li> <li>5. Licensed and insured contractors must be used.</li> </ol>	<ol style="list-style-type: none"> <li>1. Licensed installer and proof of insurance naming Condo VII as additional insured.</li> <li>2. Application must be completed.</li> <li>3. Must obtain a Declaration of Responsibility; legal document must be signed, notarized and attached to homeowner's deed at County Clerks office.</li> <li>4. A maximum of two solar tubes and one skylight may be installed per unit.</li> </ol>	<ol style="list-style-type: none"> <li>1. Fences being moved to the opposite side of the entry door will be at homeowner's expense.</li> </ol>	<p>No landscaping work is allowed in the Common Area without first getting Board approval. A diagram and written description of work to be performed will be required.</p>	N/A
VIII	<ol style="list-style-type: none"> <li>1. Must be same style and size sliders</li> <li>2. Exterior framing must match all other condo windows and trim - (condo brown).</li> </ol>	<ol style="list-style-type: none"> <li>1. Door must be Stanley steel entry door.</li> <li>2. Three styles: <ol style="list-style-type: none"> <li>a. 6 panel solid #826290</li> <li>b. 6 panel 2 small upper glass panels K6C</li> <li>c. Fanlite, any of these; J59, L06, L11, L41, V41, D50, KWE</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. Storm door must conform to condo color; brown/almond</li> </ol>	<ol style="list-style-type: none"> <li>1. Replacement authorized within the existing cement footprint including the area between the cement and the main walkway.</li> <li>2. Installer must be licensed and insured.</li> <li>3. Future repair and/or replacement is at homeowner's expense.</li> <li>4. All work must be approved by the Condo board.</li> </ol>	<ol style="list-style-type: none"> <li>1. A written request to replace or install is presented to Board.</li> <li>2. Proof of a licensed installer is presented.</li> <li>3. Proof of insurance from the installer naming Condo VIII as an additional insured for work to be done.</li> <li>4. Application is completed.</li> <li>5. Future repair and/or replacement of roof is at homeowner's expense.</li> </ol>	<ol style="list-style-type: none"> <li>1. Fences cannot be moved or removed.</li> <li>2. Color of fences must be the appropriate brown for condo VIII.</li> </ol>	<ol style="list-style-type: none"> <li>1. Any planting or landscaping in the common area must be approved by the Condo Board.</li> <li>2. Maintenance and planting requested of such areas is at the cost of the homeowner.</li> </ol>	N/A

All Work Must Be Approved by Condo Board

Architectural Matrix 2009

Condo	Windows	Entry and Patio Doors	Screen/Storm Doors	Patio	Solar Tubes/ Skylights	Moving Fences	Landscaping	Exterior Lights
IX	<p>1. Must be same style and size sliders.</p> <p>2. Outside must be dark brown to match existing windows.</p> <p>3. Replacement of Malibu window above door must be of same size, shape and color of trim.</p> <p>4. Homeowners must submit a written request that must be approved in advance of initiation of any work.</p> <p>5. All costs for replacement windows and their maintenance are the responsibility of the homeowner.</p> <p><b>*All contractors must be licensed and insured*</b></p>	<p>1. Replacement doors must be a panel type. It may also have a glass 1/2 moon on top.</p> <p>2. Doors must be steel, fire retardant and painted Benjamin Moore Navajo White to conform to existing doors.</p> <p>3. Patio door must be slider type similar to existing door. Exterior must be dark brown.</p> <p>4. Homeowners must submit a written request that must be approved in advance of initiation of any work.</p> <p>5. All costs for replacement doors and/or their maintenance are the responsibility of the homeowner.</p> <p><b>*All contractors must be licensed and insured*</b></p>	<p>1. Storm doors must be dark brown in color.</p> <p>2. Homeowners must submit a written request that must be approved in advance of initiation of any work.</p> <p>3. All costs for replacement screen/storm doors and/or their maintenance are the responsibility of the homeowner.</p> <p><b>*All contractors must be licensed and insured*</b></p>	<p>1. May replace existing patio with pavers, brick or cement. Color must be light tan or standard cement gray.</p> <p>2. Other surface treatments may be requested in writing but must be approved in advance prior to installation.</p> <p>3. Can not extend beyond original outline defined by fence.</p> <p>4. Homeowners must submit a written request that must be approved in advance of initiation of any work.</p> <p>5. All costs for the replacement of the existing patio and/or its maintenance are the responsibility of the homeowner.</p> <p><b>*All contractors must be licensed and insured*</b></p>	<p>1. Must be done by certified contractor, and meet all building codes in existence at the time.</p> <p>2. Owner must sign certificate assuming any present or future roof leakage and that has been passed on to new owners.</p> <p>3. Any additional cost of new roofs will be the Homeowners responsibility.</p> <p>4. Homeowners must submit a written request that must be approved in advance of initiation of any work.</p> <p>5. All costs for the installation of solar tubes and/or skylights and/or their maintenance are the responsibility of the homeowner.</p> <p><b>*All contractors must be licensed and insured*</b></p>	<p>1. PVC fence can be extended to enclose patio with or without enclosing the walkway.</p> <p>2. Fences cannot be moved or removed without prior approval from Board.</p> <p>3. Homeowners must submit a written request that must be approved in advance of initiation of any work.</p> <p>4. All costs for the installation of fences and/or their maintenance are the responsibility of the homeowner.</p> <p><b>*All contractors must be licensed and insured*</b></p>	<p>1. Any alteration in the common area must be shown on a drawing and attached to the workorder.</p> <p>2. Homeowners must submit a written request that must be approved in advance of initiation of any work.</p> <p>3. All costs for landscaping in the common area and/or its maintenance are the responsibility of the homeowner.</p> <p>4. All plantings in the common area become the property of Condo 9.</p> <p><b>*All contractors must be licensed and insured*</b></p>	<p>1. All replacement exterior lights must conform to the Board approved carriage style and be polished or satin brass finish.</p> <p>2. Homeowners must submit a written request for installation of exterior lights to the Condo IX Board that must be approved in advance of initiation of any work.</p> <p>3. All costs for the installation of exterior lights and/or their maintenance are the responsibility of the homeowner.</p> <p><b>*All contractors must be licensed and insured*</b></p>

All Work Must Be Approved by Condo Board