

Condo	Windows	Entry and Patio Doors	Screen/Storm Doors	Patio	Solar Tubes/ Skylights	Moving Fences	Landscaping	Exterior Lights	Attic
I	<ol style="list-style-type: none"> <li>Match color on gutters and must be pre approved by Condo 1 Board</li> </ol>	<ol style="list-style-type: none"> <li>Half Moon of glass at top of door</li> <li>Glass rectangle no more than 50% glass</li> <li>oval shape no more than 50% glass</li> <li>Full steel door</li> <li>Color of door must match color of gutters and windows on unit.</li> <li>All work must be pre-approved by condo board.</li> </ol>	<ol style="list-style-type: none"> <li>Must match color of gutters and windows</li> <li>Full glass is approved</li> <li>All work must be pre-approved by condo board.</li> </ol>	<ol style="list-style-type: none"> <li>May replace existing patio with brick, cement or approved surface coating</li> <li>Blueprint of work area to be done, must be presented to Board</li> <li>Patios cannot be extended beyond the fences into common areas.</li> <li>All work must be pre-approved by condo board.</li> </ol>	<ol style="list-style-type: none"> <li>A written request to replace or install is presented to Board</li> <li>Proof of a licensed installer is presented.</li> <li>Proof of insurance from the installer naming Condo 1 as an additional insured for work to be done</li> <li>Application is complete</li> <li>All work must be pre-approved by condo board.</li> </ol>	<ol style="list-style-type: none"> <li>Fences cannot be moved or stained.</li> <li>Nothing heavy can be hung on fences.</li> <li>All work must be pre-approved by condo board.</li> </ol>	<ol style="list-style-type: none"> <li>Planting or any alteration in the common areas must be approved by Condo 1 Board.</li> <li>Pachysandra, ivy or similar ground covering plants are not allowed.</li> <li>All work must be pre-approved by condo board.</li> </ol>	N/A	N/A

All Work Must Be Approved by Condo Board

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IV	<p>1. All window replacements must be the same size as the original.</p> <p>2. All sliders must be brown color on the outside and white on the inside.</p> <p>3. All windows must be replaced using the same color trim.</p>	<p>1. All doors must be steel, fire rated, and the color must conform with the condo color scheme.</p> <p>2. Replacement doors will have either 6 or 8 panels.</p> <p>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.</p>	<p>1. The frame of any installation or replacement storm/screen door must be either brown, almond or sandstone in color.</p> <p>2. The style or design of the storm/screen door will be at the owners discretion.</p>	<p>1. Homeowner may install concrete pavers or cement in the one foot wide dirt area surrounding their patio.</p> <p>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.</p> <p>3. Must be within the existing fence line.</p>	<p>1. Homeowner must submit plans and specs.</p> <p>2. Proof of contractor's liability and insurance.</p> <p>3. Complete a Hold Harmless Agreement.</p> <p>4. Paperwork must be filed with the County Clerks Office.</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 Board approval.</p> <p>3. If fence has been totally removed with Boards approval, fence must be reinstalled when unit is sold.</p>	<p>1. Any planting or landscaping in the common area must be approved by the Condo Board.</p> <p>2. Any alterations in the common area must be shown on a drawing or blueprint and attached to a workorder.</p>	N/A	N/A

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V	<p>1. Windows must be sliders.</p> <p>2. Outside color must be dark brown trim.</p> <p>3. All windows must be replaced with the same size windows.</p> <p>4. Homeowner must submit a work order to be approved by the Board prior to the initiation of any work.</p> <p>5. All costs for replacement and maintenance shall be the Home Owners responsibility.</p> <p>6. all Contractors must be licensed, insured and documentation must be submitted with the work order.</p> <p>7. A "Hold Harmless" must be signed and submitted with a complete description of work being performed, shall be included in the Home Owner Condo file. (Hold Harmless Document available from Condo Board).</p>	<p>1. No more than 50% glass.</p> <p>2. Steel fire rated.</p> <p>3. Almond in color.</p> <p>4. Patio doors must be slider in type similar to the existing doors, dark brown in color.</p> <p>5. Home Owner must submit a work order to be approved by the board prior to the initiation of any work.</p> <p>6. All Costs for replacement and maintenance shall be the Home Owners responsibility.</p> <p>7. All contractors must be licensed and insured, documentation to be submitted with the work order.</p> <p>8. A "Hold Harmless Document" must be signed and submitted with a complete description of the work being performed, shall be included in the Home Owner condo file. (Hold Harmless Document available from Condo Board).</p>	<p>1. Either door dark brown.</p> <p>2. Home Owners must submit a work order to be approved by the Board prior to the initiation of any work.</p> <p>3. All costs for replacement and maintenance shall be the Home Owners responsibility.</p> <p>4. All contractors must be licensed and insured and all documentation to be submitted with the work order.</p> <p>5. A "Hold Harmless Document" must be signed and submitted with a complete description of the work being performed, shall be included in the Home Owner Condo file. (Hold Harmless Document available from Condo Board).</p>	<p>1. Must be within the existing fence line.</p> <p>2. Surface owners choice, brick, concrete, wood, etc.</p> <p>3. Patios cannot be extended beyond the fences into the common area.</p> <p>4. Home Owner must submit a work order to be approved by the Board prior to the initiation of any work.</p> <p>5. All costs for replacement and maintenance shall be the Home Owners responsibility.</p> <p>6. All contractors must be licensed and insured, all documentation must be submitted with the work order.</p> <p>7. A "Hold Harmless Document" must be signed and submitted with a complete description of the work being performed and shall be included in the Home Owner Condo file. (Hold Harmless Document available from the Condo Board).</p>	<p>1. No limit on number allowed.</p> <p>2. Home Owner must submit a work order to be approved by the Board prior to the initiation of any work.</p> <p>3. All costs for replacement, maintenance or roof leaks resulting from this work, present and future, shall be the Home Owner's responsibility.</p> <p>4. Any additional cost of new roofs due to solar tubes or skylights will be the Home Owner's responsibility.</p> <p>5. All contractors must be licensed and insured, all documentation must be submitted with the work order.</p> <p>6. A "Hold Harmless Document" must be signed and submitted with a complete description of the work being performed and shall be included in the Home Owner Condo file. (Hold Harmless Document available from the Condo Board).</p>	<p>1. Fences cannot be moved or removed without written approval from the Board.</p> <p>2. Color of fence must be appropriate brown color of Condo 5.</p> <p>3. If the fence has been moved, the Home Owner is responsible for replacing the fence before selling the unit.</p> <p>4. Replacement of gates and hardware are the responsibility of the Home Owner.</p> <p>5. Painting of the fences is the responsibility of the Home Owner.</p> <p>6. Home Owners must submit a work order to the Board prior to the initiation of any work.</p> <p>7. All contractors must be licensed and insured, all documentation must be submitted with the work order.</p> <p>8. A "Hold Harmless Document" must be signed and submitted with a complete description of the</p>	<p>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.</p> <p>2. All alterations made to the common area is at the cost of the Home Owner.</p> <p>3. All planting in the common area become the property of Condo V.</p> <p>4. All costs for landscaping in the common area and/or its maintenance shall be the responsibility of the Home Owner.</p> <p>5. Pachysandra, Ivy or similar ground covering plants are not allowed.</p> <p>6. Home Owners must submit a work order to be approved by the Board prior to the initiation of any work.</p> <p>7. All contractors must be licensed and insured, all documentation must be submitted with the work order.</p>	<p>1. Home Owner must submit a work order to be approved by the Board prior to the initiation of any work.</p> <p>2. All costs for replacement and maintenance shall be the Home Owners responsibility.</p> <p>3. All contractors must be licensed and insured, all documentation must be submitted with the work order.</p> <p>4. A "Hold Harmless Document" must be signed and submitted with a complete description of the work being performed and shall be included in the Home Owner Condo file. (Hold Harmless Document available from the Condo Board).</p>	<p>1. Home Owner must submit a work order to be approved by the Board prior to the initiation of any work.</p> <p>2. All costs relating to any project shall be the Home Owner responsibility.</p> <p>3. All contractors must be licensed and insured, all documentation must be submitted with the work order.</p> <p>4. A Hold Harmless Document must be signed and submitted with a complete description of all work being performed and must be included in the Home Owner Condo file. (Hold Harmless Document available from Condo Board).</p>

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VI	<p>1. Replacement windows must be a slider type.</p> <p>2. The window above the door of the Malibu must be replaced with a window of similar size and shape.</p> <p>3. Exterior frame must be the appropriate color to resident's building.</p> <p>4. All work must be approved by the Condo board.</p>	<p>1. Entry door must be steel clad door with a minimum fire rating of 60 minutes.</p> <p>2. Doors may be 6 or 8 panels or 4 panels with a "fanlite"/ 1/2 moon glass at top of the door.</p> <p>3. Door must be painted with the appropriate color scheme for building.</p> <p>4. Replacement patio door must be slider type.</p> <p>5. The exterior frame must be brown in color.</p> <p>6. All work must be approved by the Condo board.</p>	<p>1. The frame of any installation or replacement storm/ screen door must be either brown, almond or sandstone in color.</p> <p>2. The style or design of storm/screen door will be at owners discretion</p> <p>3. All work must be approved by the Condo board.</p>	<p>1. Homeowner may install concrete pavers or cement in the one foot wide dirt area surrounding their patio.</p> <p>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.</p> <p>3. All work must be approved by the Condo board.</p>	<p>1. Homeowner must submit plans and specs.</p> <p>2. Proof of contractors liability and insurance.</p> <p>3. Complete a Hold Harmless Agreement.</p> <p>4. Submit a completed "Application for Installation of Skylights or Solar Tubes".</p> <p>5. Limit of two(2) solar tubes per unit.</p> <p>6. All work must be approved by the Condo board.</p>	<p>1. Fences cannot be moved or removed.</p> <p>2. Color of fences must be the appropriate brown for condo VI.</p> <p>3. All work must be approved by the Condo board.</p>	<p>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.</p> <p>2. Pachysandra, ivy or similar ground covering plants are not allowed.</p>	N/A	N/A

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