

## **Architectural Control Matrix - BRETTON WOODS CONDOMINIUM IX**

### **General Requirements for All Exterior Changes:**

1. Homeowners/residents must submit a written request that must be approved by the Board of Managers in advance of initiation of any work.
2. As per the Prospectus, the Board of Managers has 60 days to respond in writing to written requests for any exterior alternations/changes.
3. As per established policy, the homeowner may be fined for violation of established policy re: exterior alterations.
4. All costs for installation, repair and maintenance of exterior changes are the responsibility of the homeowner.
5. All contractors working on Condo IX premises must be licensed and insured.
6. All debris must be removed by the contractor and not put in our dumpsters.
7. All approvals are time limited to 6 months from the date of written approval and will expire thereafter.

### **Windows:**

- 1a. Windows must be same style and size sliders.
- 2a. Windows exterior must be dark brown to match existing windows.
- 3a. Replacement of Malibu window above door must be of same size, shape and color of trim.

### **Entry and Patio Doors:**

- 1b. Replacement entry door must be a panel type, panel type with a glass 1/2 moon on top, or up to 50% glass in the upper half of door.
- 2b. The front door key lock can be nickel finish providing that the outside light(s) also have a nickel finish.
- 3b. Entry door must be steel or fiberglass, fire retardant and painted Benjamin Moore Navajo White to conform to existing doors.
- 4b. Patio door must be slider type similar to existing door. Exterior must be dark brown.

### **Storm/Screen Doors:**

- 1c. Storm doors must be dark brown in color.

### **Patio:**

- 1d. May replace existing patio with pavers, brick or cement. Color must be light tan or standard cement gray.
- 2d. Other surface treatments may be requested in writing but must be approved in advance prior to installation.
- 3d. Patio can not extend beyond original outline defined by fence.

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### **Solar Tubes/Skylights:**

- 1e. Approval will be limited to one (1) Skylight and one (1) Solar Tube or two (2) Solar Tubes per unit in total.
- 2e. All installations must be done by a certified contractor, and meet all building codes in existence at the time.
- 3e. Homeowner must execute a waiver of responsibility for all future costs of maintenance and repair of the Skylight and or Solar Tubes that are installed. Additionally, the homeowner agrees to be responsible for all future maintenance, repair and replacements of any portion of the home and/or common area affected by the Skylight and or Solar Tubes, including but not limited to the roof.

### **Fences:**

- 1f. PVC fence can be extended to enclose patio with or without enclosing the walkway.
- 2f. Fences cannot be moved or removed without prior approval from Board of Managers.

### **Landscaping:**

- 1g. With the exception of the planting of annuals or the application of mulch in front of the patio and/or along the walkway , all planting in the common area requires prior Board of Managers approval
- 2g. Any alteration in the common area must be shown on a drawing and attached to a work order or letter.
- 3g. All plantings in the common area become the property of Bretton Woods Condominium IX.
- 4g. Homeowner/resident is responsible for maintenance of the plantings he/she has planted in the common area.

### **Exterior Lights:**

- 1h. All replacement exterior lights must conform to the Board of Managers approved carriage style and can be black, polished or satin brass finish.
- 2h. Nickel finish for the outside lights is allowed providing the front door key lock set has a nickel finish.