

# Condo VI Architectural Control Matrix

*Updated July 27, 2022*

Windows	Entry/Patio Doors	Screen/Storm Doors	Patio	SolaTubes/Skylights	Fences	Landscaping	Exterior lights	Attic/Roofs
<p>Replacement windows must be slider type.</p> <p>The window above the door of the Malibu must be replaced with a window of similar size and shape.</p> <p>Exterior frame of all windows must be brown in color.</p> <p>Exteriors window trim must be painted with the appropriate color based on color scheme for building.</p>	<p>Entry door must be steel clad with a minimum fire rating of 60 minutes.</p> <p>Entry door may have 4, 6, or 8 panels with no more than 50% of the door containing glass.</p> <p>Entry doors exteriors must be painted with the appropriate color based on color scheme for building.</p> <p>All patio doors must be slider type.</p> <p>The exterior frame of the slider door must be brown in color.</p>	<p>The exterior frame of all storm/ screen doors must be either brown, almond, or sandstone in color.</p> <p>The style/design of strom/screen door will be at the owners' discretion</p>	<p>Homeowners may install concrete pavers or cement in the one foot wide dirt area surrounding their patio.</p> <p>For new decks or patios, plans must be submitted showing the nature, kind, shape, materials, color, etc. to be used.</p>	<p>Homeowner must submit plans and specs to the Condo VI Board in advance.</p> <p>Homeowner must submit a completed "Application for Installation of Skylights or Sola- Tubes."</p> <p>Limit of one (1) skylight and three (3) Solatubes per unit.</p> <p>Homeowner is responsible for filing updated documentation with his/her deed.</p>	<p>Fences cannot be moved, removed, or extended.</p> <p>All fences must be PVC material and the "Kansas" style.</p> <p>Color of fences must be the appropriate appropriate color based on color scheme for building.</p> <p>No holes may be made in fences.</p>	<p>Homeowners are allowed to plant in the two (2)-foot wide garden bed in front of their fences.</p> <p>Ivy or similar ground cover is not permitted.</p> <p>Pachysandra is only permitted with written Condo VI Board approval.</p> <p>No planting on the common area is permitted without Condo VI approval.</p>	<p>Exterior fixtures must be carriage type, no more than 15" high.</p> <p>Exterior fixtures must be brass, bronze, black, or clear in color.</p>	<p>Absolutely no attic storage permitted, no exceptions.</p> <p>Units with attic access must have access point closed off when not in use.</p> <p>Absolutely no alterations may be made to the roofs or gutters, no exceptions.</p>

**IMPORTANT:** All work must be approved by the Condo VI Board in advance of any work beginning in any of these categories. Proof of contractor's license, certificate of liability insurance with Bretton Woods - Condo VI listed as the certificate holder, and proof of workman's compensation insurance must all be provided in advance. In addition, all homeowners must submit a notarized Hold Harmless Agreement, assuming responsibility for any future damage resulting from any replacement projects.