

Maintenance Architectural Control Matrix

Condo 5

Condo	Windows	Entry & Patio Doors	Screen/ Storm Doors	Patio	Solar Tubes/Skylights	Fences	Landscaping	Exterior Lights	Attic
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, insred 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 form Condo Board).</p>	<p>1. No more than 50% glass.</p> <p>2. Steel fire rated.</p> <p>3. DARK BROWN OR BEIGE.</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 or beige. (Doors must have 2 windows, solid window and/or screens)</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 woprk 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. BOARD MUST APPROVE PLANS FOR NEW DESIGN SURFACE</p> <p>2. Surface owners choice, brick, concrete, wood, etc.</p> <p>3. Patios cannot be extended beyond the fences or building line 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 roofsdue 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. Approved brown color of Condo is Mahogany paint supplied by Maint. Dept.</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 responsibilty 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>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 asrea 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>1. Home Owner must submit a work order that must 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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