

## **ARCHITECTURAL POLICY GUIDELINES**

Our attorney has suggested that in order for any type of architectural guide to be enforceable, they must be shown on the record as guidelines approved by the Board. Shown below are some suggestions for the Arbor Board to consider implementing. These suggestions are presented because at present there are few architectural guidelines in place, so each request from a home owner has to be considered on an individual basis. If the guidelines shown below are approved by the Board and put into effect, home owners would be notified for future reference. There are several adopted architectural policies now in effect. If you have any questions about these adopted policies, please contact David Pollard.

1. No skylights, attic vents or fans permitted on roofs.
2. Permanent additions or structures attached to the building are not permitted.
3. No awnings are allowed over windows or doors.
4. Sheds and other storage structures should be constructed so as not to be seen from outside the fence.
5. Replacement doors and windows should be same size, color and appearance as existing windows. Windows should be six over six double hung.
6. Rear entrance doors may be changed, if necessary, to swing out, but front doors may not be changed.
7. Double French doors are permitted in dining rooms opening onto the patio only, with a maximum width up to 36" wide with a total rough opening of no more than 76". No side lights or header lights are permitted. No sliding doors are permitted. Plans should be submitted to Board for final approval. ##
8. Satellite dish policy is in effect as of 1997. Policy is available in David Pollard's office and should be reviewed prior to any installation.
9. Storm door policy is in effect as of 7/1/1996. (Front entrance only).
10. Unit windows may be placed in the gable area at the end of the building, only so long as they do not overlook a roof of an attached building and are the same in size and appearance as the existing windows in that unit. ##
11. Fences and gates may not be altered by homeowners.

12. Any interior modifications must be approved by the Board of Directors on a case by case basis and any exterior changes must also be submitted in writing to the Board for approval.

13. No gas or wood fired fireplaces are permitted in the Arbor Village.

14. Brick, concrete and stone patios must be far enough distance from the existing fence so that fence work (repairs and replacements) may be completed as needed.

15. No grill work is permitted on exterior doors or windows.

16. Signage or plaques of any kind are not allowed to be attached to the exterior of any unit.

## Denotes variance approval is required by the Board of Directors, after receiving request in writing.