

DESIGN GUIDELINE REFERENCE

No changes to the Common Area of the property as described in the By-laws of HCCC # 289 may be carried out without receiving prior written approval of the Condominium Corporation's Board of Directors. Permission for this approval must be sent in writing, addressed to the Board of Directors care of Merit Property Management Inc.

Paint:

- The exterior color of each unit is to remain the same color as originally painted

Exterior Attachments:

- No fixtures are to be attached to the vinyl siding of the unit.
- Approved folding exterior clothes dryer can only be attached to the wooden support post of the upper deck at the rear of the building, as shown in the attached photo and diagram. The dryer must be stored in the folded position, when not in use.
- Hanging flower basket brackets can be affixed to the smart trim (holes can easily be filled and repainted when removed) but brackets are to be kept in good repair at all times, without showing rust. Black brackets are preferred.
- Decorative flags are not permitted.

Doors and Windows:

- Windows are not to be changed in any unit.
- Skylights are not to be added in any unit.
- Front doors can be either solid or with the full glass insert, providing Board has approved the design.
- Screen doors are permitted but must be painted to match the unit trim of the front door.

Wood Decks:

- Deck rails are to remain the same color stain as the original, if stained.
- Rear decks are to remain unstained and must be constructed of pressure treated wood.
- Front deck floor is not to be stained and must remain constructed of pressure treated wood.
- No changes in deck configuration, size, shape, or rail design is permitted. This would impact reserve fund calculations.

Fencing:

- Patio privacy fencing can be erected with permission in writing from the Board based on the approved design only, at a total height of no more than six feet in respect of other's views. The patio fencing may not completely enclose the patio and is intended as a privacy divider only. The Board may wish to choose an off white stain in order to keep the color consistent. Stain should not be applied to any fencing until it has weathered for one year.
- Homeowners must complete the cost responsibility form for fencing, if they add it. This undertaking is transferable to all future owners.
- Enclosed yard fencing wooden or perimeter hedges are not permitted.

- Sheds may be erected in locations determined only by the Board and must comply with the standard Board approved design.

Gardens:

- Homeowners may add their own planters and garden beds in the 20' boundary of exclusive use to the rear of their properties. Planters may not exceed 12" in height and are to be configured as a raised bed. The homeowner is responsible for the care and maintenance of the bed, which is to be kept in attractive repair including regular weeding.

Wooden Platforms/Patios:

- Wooden platforms/patios may be extended on the ground within the area of exclusive use, consisting of patio stones, brick pavers, or pressure treated wood. Homeowners must complete the cost responsibility form for patios and planters if they wish to add it. This undertaking is transferable to all future owners.

Dish Antennae:

- Dish antennas may only be installed on the "rear" balcony support post and should not be directly visible from the front of the residence. Dishes must be installed below the roof line of the house. Satellite dishes cannot be larger than 21 inches in diameter. Installation may only be carried out by a qualified installer. Wiring must be run from the dish as discretely as possible to the closest point of access to the house. Wiring cannot be run along the exterior walls of the house. All holes through the building walls must be properly sealed and waterproofed to prevent water entry. Only one Satellite dish per residence is permitted. Owner must sign the Satellite Dish responsibility form and have this form countersigned by the Board.

Retracting Screen Door:

Retractable Screen doors may be installed on the upper deck or front door. These must be professionally installed by the supplier or a qualified contractor.

These screen doors must only be of the style approved by the Condo Corporation as shown on the design guideline sheet available at the Club House or from Merit Property Management. Owners must request permission of the Board of Directors and sign the Retractable Screen Door responsibility form and have this countersigned by the Board.