

Woodhaven Condominiums HOA Architectural Control Guidelines

It is the responsibility of the HOA Board of Directors (the "Board") to have and maintain architectural control guidelines to ensure that the complex buildings retain their intended architectural identity and to maintain consistency within and between buildings.

Front Doors

The front exterior doors are required to be steel, have a 6-panel pattern and be painted dark green on the outside (reference Woodhaven Exterior Doors Responsibility Clarification document).

Prior approval from the Board is required before installing front doors to ensure compliance.

Storm Doors

The exterior frame of storm doors are preferred to be a dark color (dark green, dark brown, black). A white exterior frame may be used with prior approval from the Board.

Prior approval from the Board is required before installing storm doors to ensure compliance.

Patio/Balcony/Third Level Landing Doors

The patio/balcony/third level landing exterior doors can be steel, fiberglass or wood and are required to be painted dark green on the outside (reference Woodhaven Exterior Doors Responsibility Clarification document).

The patio/balcony/third level landing exterior doors are required to have divided-light windows (glass pane(s) with muntins, grilles, grids, dividers or mullions). The muntins, grilles, grids, dividers, or mullions may be dark green, natural aluminum, white or off-white.

Patio/balcony/third level landing exterior doors are not allowed to have reflective material on them.

Prior approval from the Board is required before installing patio/balcony/third level landing doors to ensure compliance.

Windows

All replaced windows are required to have natural aluminum, white or off-white frames.

All replaced windows are required to be divided light windows (glass pane(s) with muntins, grilles, grids, dividers or mullions). The muntins, grilles, grids, dividers or mullions must be natural aluminum, white or off-white. There is an exception for sunroom windows on buildings 1, 2, 3 and 5.

Windows are not allowed to have reflective material on them.

Prior approval from the Board is required before installing windows to ensure compliance.

Storm Windows

Storm windows are required to have natural aluminum, white or off-white frames.

Storm windows are not allowed to have reflective material on them.

Prior approval from the Board is required before installing storm windows to ensure compliance.

Interior Window Coverings

All interior window coverings that can be seen from the exterior are required to be neutral in color.

Exterior Window Screens

All exterior window screens must be maintained in good condition (no rips, tears or bent frames).

Satellite Antennas

All satellite antennas must be located within the patio or balcony area.

No satellite antennas may be attached to any part of the building structure.

All satellite antennas must be removed when they are no longer in use.

Prior approval from the Board is required before installing a satellite antenna to ensure compliance.

Any violations to the above architectural control guidelines will be considered non-compliant and may be subject to a fine and/or a requirement to remove the non-compliant item at the owner's sole cost and expense.

Some of the architectural control guidelines above, that either have not been previously enforced or are new, may be "grandfathered" from being non-compliant. This will be determined on a case-by-case basis at the sole discretion of the HOA Board of Directors.