

Front Entry Door Architectural Standard

Because the appearance of the front entry doors affects the appearance of the courtyards, all front entry doors must be maintained in good condition.

If a front entry door is replaced, the door must be replaced with a door which is the same style as the door being replaced. If the door style is similar but not the same, Board approval must be obtained before installing the replacement door. To receive Board approval, please forward a picture and specifications of the proposed replacement door to the property manager.

All front entry doors must be stained and may not be painted. The stain color is slightly different in different courtyards. If a door is sanded and re-stained, the stain color must be similar to the stain color of other entry doors in the courtyard.

A stained glass pane is built into all front entry doors. If the stained glass pane is replaced, it may be replaced with any design preferred by the owner. The stained glass pane may not be replaced with anything other than a stained glass pane (e.g., no wood, plastic or plain glass inserts). Bars may be installed in the inside of the door behind the stained glass insert (but may not be installed on the outside of the door).

Most front entry doors have holes in the doors for regular locks and bolt locks. Both holes should be filled with locks or covered with a standard cover.

Tips for Maintaining Front Entry Doors:

- The front entry doors are solid wood and can be refinished many times before it would be necessary to replace the door. To refinish the door – sand the flat surfaces of the door. It is usually not necessary to sand the curves and crevices in the door. If the door is one of the lighter colored doors, it is usually not necessary to stain the door (polyurethane darkens the wood). If the door is a darker color, it will be necessary to stain the door before sealing. Seal the door with outdoor semi-gloss polyurethane. Refinishes on doors should last for many years.

Architectural Standards Adopted by the Wheatherstone Board of Directors on May 8, 2013

Patio Gate Architectural Standard

Patio gates impact the appearance of the property and therefore must be maintained in good condition.

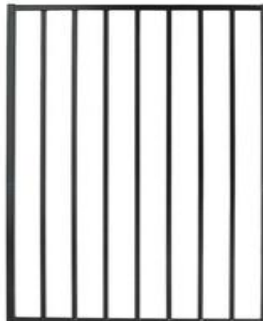
The patio gates in the Wheatherstone community are not a standard stock size and must be special ordered. If anyone becomes aware of a vendor that sells stock size patio gates that will fit our gates, please contact the property manager to pass on the name of the vendor.

Effective May 30th, 2013 the size of any replacement patio gate must be:

- The height of the gate must not extend above the top of the patio wall.
- The gap between the top of the patio gate and the top of the patio wall must be no greater than 3 inches and the gap between the bottom of the gate and the ground must be no greater than 3 inches.
- The gate must be wide enough to fit the width of the gate opening (cannot add posts or have large gaps between the gate and the patio wall).
- The size of the patio gate opening varies slightly in the community but in general, short gates that are 33x44 and tall gates that are 33x58-68" will fit in most patios.

The short patio gates are not available in stock at the local hardware stores. The short patio gates are available from Home Depot by special order. The special order gate is 33 x 44. The gate opening is about 33 x 45. The special order gate (Leslie Locke #G2G33x44) was priced at \$76.25 in May 2013. The gate cost increases to \$113 if it is cut to a shorter height (custom-made). The gate hardware (hinge & latch kit model #GFWHKFA) was priced at \$13.67 (in May 2013).

The gate style must be similar to the gate style below.



If a gate style or size is similar but exactly the same as the style and sizes described above, Board approval must be obtained before installing the replacement gate. To receive Board approval, please forward a picture and specifications of the proposed replacement gate to the property manager.

Patio gates must be painted almond (almond is a beige color which matches the patio walls).

Patio gates may not be blocked with chicken wire, wood or any other kind of blocking materials. The gates may be covered with security screen. Security screen can be purchased from the local hardware stores and can be cut to size and attached with metal self drilling screws (Lowes security

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screen info- Item #: 203811 Navajo White 35-in W x 79-in H Expanded Metal Screen Item #: 203811 \$22.22

Patio gates must be attached with hinges to the patio wall. Gates should be closed when not in use.

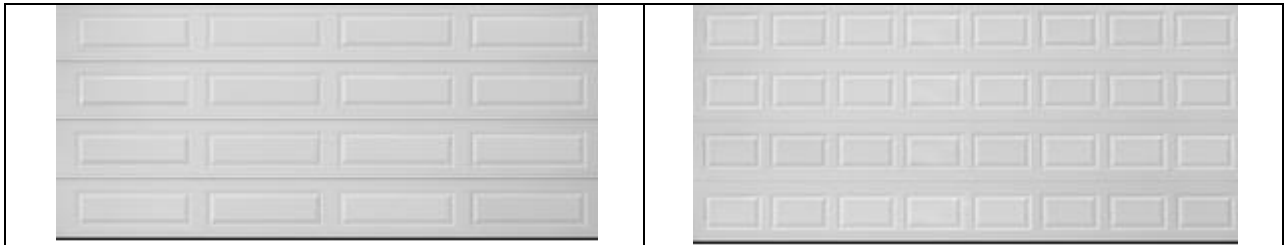
Tips for Maintaining Patio Gates:

- To remove rust on the gate – sand the rusted areas to bare metal. Spray with primer. Paint with almond rust resistant spray paint.

Garage Door Architectural Standard

Garage door impact the appearance of the community and must be maintained in good condition.

There are a number of old garage door styles around the community. Any garage door replaced must be replaced with one of the two garage door style provided below.



If a garage door style is similar but not exactly the same as the style above, Board approval must be obtained before installing the replacement door. To receive Board approval, please forward a picture and specifications of the proposed replacement door to the property manager.

Garage doors must be purchased or painted almond (same color as building siding). Almond is a standard garage door color.

Satellite Dish Architectural Standard

Satellite dishes may be installed without written Board approval if the dish is installed consistent with the guidelines provided below.

- Size: Satellite dishes may not be larger than 5 feet by 4 feet
- Location: Satellite dish equipment may be installed using under-the-eave dish mounts under second story roof eaves – except that the equipment may not be mounted on the second story eaves over garages. If multiple options are available to obtain a good signal, the location should be selected which is the least visible from the streets).
- Dish Installation: When installing satellite dishes, nothing may be drilled or screwed into the roof, building siding or stucco with bolts, screws or other anchors that penetrate the roof, siding or stucco.
- Dish Cables: Dish cables must be run along building trim and eave lines. The cable must be installed in a manner that results in the cables being the least visible or obtrusive as possible. Dish cables may not be run across roof shingles and tiles (but may be run along the edge of the roof line).

Written approval from the Board must be requested before Installing satellite dishes in any locations not specifically described above.