

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.

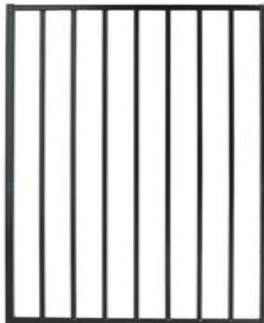
The patio gates in the Wheatherstone community are not a standard stock size and must be special ordered. If anyone becomes aware of a vendor that sells stock size patio gates that will fit our gates, please contact the property manager to pass on the name of the vendor.

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 36 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.