

02/21/21

HEARTHSTONE CONDOMINIUM ARCHITECTURAL POLICY

Dear Hearthstone Unit Owners:

The purpose of this notification is to guide you and inform you of the process that is policy, to make an exterior modification for any entry door, storm door, patio glass sliding door, windows, door hardware, exterior vent, and or mailboxes. No current or planned replacement “**like for like**” shall supersede this current policy. An **EMA SHALL** be presented to the management company prior to commencement. The policy for vents, door hardware, and mailboxes are detailed below.

EMA: Exterior Modification Application

All or any violations are to be remedied within 60 days.

The current management company: Patterson-Merkle 4900 Reed Road # 230 Columbus, Ohio 43220. The telephone number is (614) 235-1187 and (614) 459-8851 (fax). At this time you will be given the direction for **EMA submission. Also look on the Hearthstone Website for the EMA form.**

Since we are in the process of transitioning out the color theme in the community each exterior modification application for windows, patio sliding doors, entry doors, and storm doors are being evaluated/reviewed on a case by case basis.

Prior to commencement of any work, You SHALL submit an **EMA**, application for exterior modification that can be obtained from our management company or the Hearthstone website. It will then be reviewed, approved, and/or denied by the Board of Directors. Contractors used for installation must have a liability insurance certificate. Please be mindful as the fine for architectural violation is \$500.00. You will then be faced with removal and or correction if not in compliance and approval with submission of an **EMA** per policy.

Even though violations of this policy may result in fines, the fines will not preclude the Board from demanding the change or removal of the violation. This includes wrong windows, sliding glass doors, entry doors, wrong colors, or any other architectural violation as set forth in this policy. This will come at the owner(s) expense. That is why an **EMA** is important to submit prior to changes and or improvements. **All or any violation are to be remedied within 60 days.**

ENTRY DOOR: Shall be a **FLAT metal entry door** with or without a mail slot or peephole. NO WOOD or any other type of material except metal. The color is on file at Sherwin Williams under "Green Door". The color is a dark green equivalent to Cedar Green. The door paint shall be in **SATIN**. There shall be no attachment of a mailbox to the structure of the building such as the trim and or stucco. The mailbox if applicable needs to be attached to the structure of the door. The mailbox shall be black in color. Please make sure all **hardware** matches. The colors can be silver or gold in color. NO DESIGN(S) ON DOOR, such as but not limited to, squares, rectangles, glass, or diamond shapes. This means no moldings or panels. The policy is a **FLAT metal entry door**. Standard **ENTRY DOOR** measurements are 36 by 80. Always measure first prior to **EMA**

STORM DOOR: There are two types that can be used. There is the **full view** with a full view screen. The other acceptable storm door is called a $\frac{3}{4}$ (**three-quarter**) view. The color for a storm door varies from manufacturer to manufacturer. The common color names are Forest Green, Green, Cedar Green, and Hartford Green. The colors of the hardware can be silver or gold in color. Please make sure if installing that all hardware matches with your **FLAT entry door**. Standard storm door size is 36 by 81. Always measure first prior to **EMA**. NO DESIGN(S) ON DOOR, such as but not limited to, squares, rectangles, or diamond shapes. This means no moldings or panels. Some **STORM DOORS** do come with **one** solid square at the bottom but a **flat** bottom is encouraged. Screen shall be black or charcoal in nature. Always measure first prior to **EMA**.

SLIDING DOORS: Sliding doors and not standard metal or wood entry doors. They shall be **SLIDING GLASS DOORS**. They must fit the original opening. There are several different sizes for **SLIDING GLASS DOORS** due to different types and sizes of units. The **SLIDING GLASS DOOR** will need to be the appropriate color. Tan, cream, almond, and/or beige are approved colors which are standard colors. **WHITE** and **YELLOWISH** is **not** an approved color and will not be approved. Screen shall be black or charcoal in nature. There shall be no tinted, mirrored, etched, grids, or any blinds built in. Follow the policy closely and always measure prior to **EMA**.

WINDOWS: All WINDOWS SHALL BE REPLACED at the same time. This DOES NOT include the PATIO SLIDING DOOR which is a SEPARATE POLICY as provided above. The style is **ORIEL** with **NO GRID** that is approved with the exception of some townhomes. Keep in mind this is not a brand but a **STYLE OF WINDOW**. There are some townhomes that have (original windows) in the **REAR** that are 50/50 **STYLE OF WINDOW** half and half (50/50). The color of the window shall be tan, almond, beige, or cream. These are standard colors from your choice of vendor. **NO WHITE** or **YELLOWISH** color of windows are permitted. **WHITE** window blinds and or non-offensive, beige or white window coverings only are permitted. Screens shall be black or charcoal in nature. Follow the policy closely. Always measure prior to **EMA**.

PAINTING OF WINDOWS/SLIDING GLASS DOOR/ENTRY DOOR: This pertains to unapproved windows and sliding glass doors and entry doors in the community, which we have the right to have remedied when requested. The window frame of the above can be painted cream, tan, almond, or beige. There shall not be any **WHITE** windows or sliding glass door. There is a color on file for guidance at Sherwin Williams under "**TAN**" **Satin**. Even though violations of this rule may result in fines, the fines will not preclude the Board of Directors from demanding the change or removal of the violation. The failure to follow policy will have windows or sliding glass door replaced if the wrong type or color. Window and glass sliding frames can be painted to avoid such cost to the owner if color is the issue. Any vinyl window or sliding glass door frame should be prepared properly to ensure adhesion and avoid the paint from peeling. As always, submit an **EMA** to avoid the above issues/violations.

- Regarding **metal entry door** follow policy that has been provided.

MAILBOX: You may have installed or have a **FLAT ENTRY DOOR** with a mail slot and peep hole already cut out. Please make sure all hardware matches. If you have chosen a door without a mailbox you will need to affix it to the **FLAT ENTRY DOOR**. No mailboxes shall be attached to the exterior wood trim or stucco. The one bedroom units (lower) will have to have a mailbox on the side of the gate opening on the fence. The mailbox is to be **BLACK** in color. No EMA required.

HARDWARE: Mailboxes are to be black. Door hardware is to be silver or gold in color. This includes hinges, mail slot, peephole, door knocker, dead bolts, door handles, door bells, and electronic locks. Only standard door knobs and lever design is permitted. No EMA required,

EXTERIOR VENTS: The stucco colors are **Jogging Path** (creamish) and **GRIS** (grayish). The vent cover SHALL be **FLAT** and not protruding from the building. No exterior hood or microwave vents are approved at this time. Always prep vinyl prior to installation. Easy way is to find a primer close to the color of the stucco and prime and then paint with appropriate color. Turn on the "dryer" vent so the slats do not stick and have loss of ventilation. Colors are on file at Sherwin Williams. See stucco colors. Submit an **EMA** unless requested for vent replacement with specifics.

PATIO DOOR WOOD TRIM/TRIM: **Zeus Super Paint (flat) (SW-7744)** for Garden Units and one bedroom units. For townhomes the trim and stairways are painted in **Homburg Gray (semi-gloss) (SW-76220)**. If buying in a gallon size it will come under the brand of Super Paint. If you wish to purchase a quart it will come in a Resilience brand. All paint colors are on file for ease in picking out the correct paint color at Sherwin Williams.

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STUCCO PAINT: Jogging Path (FLAT) Super Paint (SW-7638) for Garden Units and one bedroom units. **GRIS (flat) Super Paint (SW-7659)** for townhome units. If buying in a gallon it will come under the brand of Super Paint. If you wish to purchase a quart it will come in a Resilience brand. All paint colors are on file for ease in picking out the correct paint color at Sherwin Williams.

FENCE PRESERVATION: No color theme determined.

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