

**HARDESTY VILLAGE
HOMEOWNERS ASSOCIATION**

ARCHITECTURAL

GUIDELINES AND PROCEDURES

Architectural Guidelines and Procedures

Hardesty Village Homeowner's
Association

1045 Hardesty Place West,
Columbus, Ohio 43204

Revised
November, 2012

PREFACE

The purpose of this booklet is to simplify the approach to exterior architectural restoration and rehabilitation by providing the answers to those questions that one inevitably has when starting a project involving the exterior of a unit. At the same time, pure architectural integrity, encompassing the entire Village, will be achieved.

Architectural integrity has been a precept of Village structure since its inception in 1965. This staunch adherence to architectural integrity remains as steadfast today, as it did then. With the purchase of a Hardesty Village unit, one agrees to abide by the Hardesty Village Homeowners Association covenants and restrictions. This agreement encompasses architectural integrity.

On a national basis, homeowner associations and their covenants and restrictions are proving to be the necessity of housing developments. The mobile society we live in selects a housing development because of what it is, not for how it can be changed. You chose Hardesty Village because of what it is and has been, not because you saw grounds for architectural change.

You were attracted to condominium living, in part, because of its conveniences. Along with these conveniences there are trade-offs, however. One of these trade-offs is giving up the opportunity to make exterior changes at will.

Hardesty Village has remained a pleasant and desirable place in which to live, in large part, because homeowners have had a cooperative attitude towards the Village covenants and restrictions. The Hardesty Village Architectural Guidelines and Procedures booklet is a tool which will aid each unit individually and the Village as a whole. The Board of Trustees is convinced that the spirit of cooperation will continue with this publication.

HARDESTY VILLAGE

OPERATING PROCEDURES

The Hardesty Village Declaration of Covenants, Conditions & Restrictions provide in part that :
All properties shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of real property. These easements, covenants, restrictions & conditions shall be binding on all parties having or acquiring any right, title or interest in the properties or any part thereof, and shall insure to the benefit of each owner thereof.

ARTICLE IV ARCHITECTURAL CONTROL

"No exterior additions or alterations maybe made to any building situated on the Properties; nor changes in the colors of the exterior portions or improvements; nor changes in fences, hedges, walls or other structures shall be commenced, erected, or maintained until the construction plans and specifications showing the nature, kind, shape, height, materials, and locations of the same shall have been submitted to and approved of in writing as to quality of workmanship and materials, harmony of external design and color with existing structures, and as to location with respect to topography and finish grade elevation by an architectural committee composed of the Trustees of the Corporation, or by three or more representatives appointed by the Trustees of the Corporation. In the event said committee, or its designated representatives fail to approve any such alterations or additions within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."

**HARDESTY VILLAGE
HOMEOWNER'S ARCHITECTURAL GUIDE
(Amended, 2012)**

Listed below are the rules and guidelines governing the exterior appearance of units in Hardesty Village.

All of these items are the responsibility of the homeowner and are to be maintained, (painted, caulked, repaired and/or replaced), as needed.

Any deviations from these rules must be submitted to the Board of Trustees 30 days before beginning the work,

The Board of Trustees determines which deviations are allowable.

COLOR DEFINITIONS:

WHITE: shall mean snow white, free of color

HARDESTY BROWN: shall mean Sears Barcelona exterior latex or Olympic Sarsaparella Brown

DOORS, WINDOWS AND ROOF AREA

FRONT DOOR

- A. Must be single solid door measuring 36" (inches) wide, conforming to original design
- B. Must be painted white
- C. Exterior shutters are not permitted
- D. Original threshold to be painted black
- E. Manufacturer's finish

SIDELIGHTS - BOTH SIDES OF DOOR

- A. Must be size of original one installed by builder
- B. Must have at least 50% glass
- C. Glass colors must be clear or amber, transparent or translucent
- D. Any wood or sheet metal parts must be painted white
- E. Must fall within the definition of a "door sidelight" as manufactured for this purpose or if site built, to follow the same guidelines as a manufactured sidelight. Builders materials such as corrugated glass panels, any type of glass block or any other building material cannot be used to fill these openings. They are not in harmony with the architectural design of the surrounding structures

FRONT STORM DOORS

- A. Must be white
- B. Must have a minimum of 50% or more glass area
- C. Screens must be free of tears, rips or holes

WINDOWS - UPPER AND LOWER, FRONT AND BACK

- A. Must be of same design and size as original windows installed by builder
- B. Must be painted all white
- C. Must be clear untinted glass
- D. Must be multiple pane design
- E. Exterior shutters are not permitted.
- F. Window grill work must be maintained and painted black
- G. No plastic sheeting in windows for insulation

STORM WINDOWS - FRONT, BACK, UPPER, LOWER AND FRONT SIDELIGHTS

- A. Must be painted white
- B. Must be clear untinted glass
- C. Screens must be free of tears, rips or holes

GUTTERS

- A. Must be white, secured to the unit and maintained architecturally and structurally for the purpose originally intended

SOFFITS - FRONT AND REAR

- A. Must be painted white or covered with white siding

EXTENDING ROOF SIDES AND END UNITS

- A. Must be painted with approved Hardesty Brown paint or covered with an approved Hardesty Brown vertical siding

ROOF

- A. Roof colors in Hardesty Village are to conform with the topography and the landscaping design. The roof colors need to blend with the architectural theme of the entire village, therefore, roof colors, must be replaced with colors approximating the original
- B. Roofing materials referred to for all house roofs are asphalt with Kraft or fiberglass core and commonly referred to in the roofing trade as a "three - tab shingle"

MANSARD ROOF

- A. Mansard roof, if of same material as house roof, must match in color in front and rear second story area which includes windows , may be covered with Hardesty Brown Horizontal vinyl or aluminum smooth or wood grain embossed siding (8" or double 4" type - 8" with 4" level look).
- B. Metal flashing above windows must be painted white

ROOF VENT CAPS AND MOTORIZED ROOF VENTS

- A. Vent caps and/or motorized vents must be installed to the back portion of each roof, according to the Hardesty Village specifications available from the architectural committee
- B. Vent units must not be visible from the front of units

FRONT YARD AREAS, BRICK WALKS AND STOOPS

SHRUBBERY

- A. Shrubbery must be the original taxus variety

- B. There must be at least six (6) shrubs in a continuous row at the front along the sidewalk
- C. Shrubbery is to be maintained at a 30" – 40" height and trimmed to edge of sidewalk
- D. Homeowner must maintain, trim and replace shrubs as needed

PLANTS AND TREES

- A. Front trees must be of ornamental dwarf variety, not to exceed top gutter or property line or conceal lamp post
- B. No vegetable plants are permitted in the front yard
- C. Front yard area must be planted with grass, ground cover or covered with natural landscape material
- D. Flowers of a dwarf variety (less than 8" high) are permitted in front of shrubbery and adjacent to walk area

GRASS

- A. Homeowner must cut and trim grass area between front of unit and front shrubbery as needed

WEEDS AND TRASH

- A. All units shall be free of trash in front area and rear carport area
- B. Weeds are not permitted to grow in front yard, brick walks, stoop or carport areas

PLANT SUPPORTS

- A. Monofilament string may be used as plant supports but must be maintained regularly by homeowner
- B. Trellises are not permitted in the front yard, stoop area.

WINDOW WELLS

- A. Basement window well covers will be permitted as long as they are clear plastic bubble type, open metal grill type, or other materials if the cover is flat and the shape of the well opening

HOSE AND SPRINKLERS

- A. Hose and sprinklers must be stored in the window well
- B. No hose or sprinkler will be permitted to remain on or around sidewalk area when not in use
- C. No hose hangers are permitted at the front of unit

STOOPS

- A. Stoops must be maintained by owner as needed
- B. May be replaced with wolminized (pressure treated) railroad ties or concrete ties with brick or concrete stepping stones in the middle or all brick or all concrete. All stoops must be the same size as the original

WALKWAY

- A. Must be maintained in original location
- B. When replacement is warranted, the materials used must replicate the stoop, excluding ties

FRONT HOUSE NUMBERS (City Ordinance 977- 86)

- A. House numbers must be located on the front door or storm door or wall section below front stoop light
- B. Numbers must be Arabic type (no script)
- C. Numbers must be white, black or brass
- D. Numbers must be 4" tall, but not more than 6" in height

FRONT AREA

- A. Urn type containers may be used for planting but must be confined to stoop area or lawn section behind hedges
- B. No permanent flag pole will be permitted in the front yard section behind shrubs
- C. Exterior wall mounted flag pole must be mounted no higher than the front porch light and adjacent to either side light
- D. It is recommended that flags that are displayed be limited to the American flag, holiday and special event flags and be displayed a limited amount of time
- E. No signs, permanent or temporary, shall be displayed except one professional sign no more than five (5) sq. ft. in size advertising the property for sale or rent

EXTERIOR LIGHTING

FRONT WALL FIXTURE

- A. One operable light fixture must be mounted on the brick wall next to the front door
- B. Style must be the original fixture or be replaced With black, brass, or white with clear glass
- C. Light bulbs must be white or clear only
- D. Seasonal light decorations will be permitted but are to be removed in a timely manner

POLE LIGHT (front and rear)

- A. Pole light must be electric and operating from dusk until dawn
- B. Pole and fixture must be black
- C. No window air conditioner units or fans are permitted in the front of the unit

PATIO AREA

PATIO FENCES

- A. Fence design must be same as original design in height and slats (1" - 2" width and a 3/8" minimum space between slats)
- B. Fences and gates must be maintained, repaired and painted Hardesty Brown as needed
- C. Gates must be of original design and size as installed by builder
- D. Original gates may be divided in the middle and used as a two-part gate
- E. Weeds are not permitted around exterior fence
- F. It is the responsibility of the homeowner to maintain the sidewall containing the shed or storage building, or the side where the shed was originally constructed, in the case where it may have been removed. This responsibility extends to the maintenance and/or replacement of the framing of this sidewall and to the replacement of the wood paneling constituting the back of the homeowners shed and facing the neighbor if the need arises. The cap board on the top of the fence is the responsibility of the homeowner on whose side the shed is. Replacement of neighbor's paneling, measuring from rear of housing unit to rear of shed, is the responsibility of the neighbor. The side facing the neighbor must be finished by the neighbor with a stain or paint or varnish, etc., as soon as possible to protect the material and to allow the neighbor his choice of finish.
- G. That portion of the shed and the shed roof that are visible from the carport area must be maintained. The shed roof must have no more than a 3" or less pitch onto the patio
- H. Brick walls and sheds are acceptable. Brick color must match unit brick

CARPORT AREA

CARPORTS

- A. Carports are to be constructed as per Hardesty Village design and specifications and must be painted Hardesty Brown
- B. Carport posts on the shed side are the homeowner's responsibility
- C. Only lights are to be suspended
- D. Nothing shall be stored in the carport area other than a currently licensed vehicle
- E. Driveways must be cleaned and sealed or replaced as needed
- F. Endboards must be maintained and/or replaced as needed
- G. Wood trim and/or gutters must adorn the endboard. Gutters are to be hung against the carport roof overhang. Mount gutters level. If trim boards are also used, they are to be installed to hang down into the gutter.
- H. Acceptable material for roofing a new carport or replacement of roof on an existing carport shall be aluminum or steel-ribbed type metal roofing material installed with proper non-rusting nails or screws
- I. Roof color must be white or Hardesty Brown. No fiberglass, plastic, wood frame or any other material than that mentioned above shall be permitted

AIR CONDITIONER VENTS

- A. May be vented to the parking area according to Hardesty Village specifications
- B. If Air Conditioning unit is installed on patio or shed roof, the remaining vent opening in shed must be covered with the original 5.5 " siding material or if brick shed, the opening filled with matching brick
- C. No window air conditioning units are permitted in the front of the unit

MAILBOXES, NUMBERS AND SIGNS

- A. Mailboxes must be mounted on the back fence or a mail slot in shed may be utilized.
- B. House numbers must be on back fence or gate
- C. Newspaper boxes may be placed on the back fence. Newspaper boxes are not permitted in the front
- D. No permanent signs will be permitted on the exterior of the fence or gate (example: NO PARKING, NO TRESPASSING)

ANTENNAS

- A. No antennas or similar devices shall be permitted on the exterior portion of a unit
- B. Satellite dishes (18" - 24") may be mounted on shed roof. They may not be mounted on the carport or exterior fence

CLOTHES LINES, OFFENSIVE DEVICES

- A. No exterior line or wires or hanging devices nor noxious or offensive devices shall be permitted on the exterior visible portion of a unit

NOTE: Project and material specifications are available upon request from the Hardesty Village Homeowner's Association.

Assistance and guidance are also available to Homeowners by contacting any Trustee.

**HARDESTY VILLAGE
ARCHITECTURAL CHANGE REQUEST FORM
(ANY AND ALL EXTERIOR ARCHITECTURAL CHANGES)**

Must be approved by the Board of trustees prior to start of work

Please, fill out the information below and give this form and any necessary attachments
to any trustee or architectural committee member.

Name: _____

Address: _____

Telephone Number: _____

In the space below, please, give a brief description of your proposed exterior architectural change and
attach visual diagrams, blue prints or drafts, etc.

