

## Springwood Village Condominium Association

### Guidelines for Exterior Modifications

- A) No exterior modification of a unit may be made without prior approval of the Architectural Review Committee.
- B) Plans and specifications for any exterior modification shall be submitted to the Committee by use of an approved Application and accompanying documentation, i.e., pictures of windows and doors, and sketches of sunroom/screen room.
- C) The Committee shall approve or disapprove properly and completed submitted plans at or by the next regular Committee meeting following the owner's submission. Owner needs to give the Board a minimum of 14 days (30 days is preferable) prior to the start of the modification.

The following Rules and Regulations shall be enforced by the Springwood Village Association Board of Directors or its Agent.

#### 1) Fencing

Springwood Village has some fencing around patios that has been grandfathered in. New fencing will not be approved at this time. Any existing fencing must be removed if it falls into disrepair.

#### 2) Screen Doors

Homeowners shall be allowed to install front screen door of aluminum type only. The screen doors shall be either bronze or white depending upon the building color. Wooden screen doors are not acceptable.

#### 3) Screen or Glass Back Patio

Any addition and/or screening of patio enclosures must be approved by the Architectural Review Committee. Sketches or design plans must be provided with a completed Architectural Application

A) Appliances and/or AC window units are permitted on porch enclosures.

B) Screen/sun porches are not to be used as storage. Patio furniture and plants are allowable.

#### 4) Astroturf

Owners may install Astroturf or similar outdoor carpet on their patio. Acceptable colors are to be earth tones, i.e., dark brown, gray, and green. No fluorescent or bright colors are permitted.

5) Window Treatments

Appropriate interior window coverings are required, i.e., drapes, curtains, blinds, and shutters. Solar window coatings are also permitted. Inappropriate window coverings, i.e., aluminum foil, sheets, blankets, and the like are not allowed.

6) Seasonal Decorations

Exterior seasonal decorations shall be removed no later than one week after the Holiday.

7) Signs and Advertisements

No signs, billboards, window displays, or other advertising device shall be exhibited on any unit.

8) Satellite Dishes

Residents shall not attach or hang any antenna or similar device to the exterior of the unit. No satellite (earth stations) are permitted at this time.

9) Landscaping

Additions or removal of trees or shrubs shall require approval

- a) Maintenance of owner installed plants shall be the responsibility of the owner.
- b) Potted, hanging and ornamental plants shall be reviewed from time to time by the Committee and/or its agent to ensure safety, continuity, and the overall general appearance of the landscaping.

10) Window and Patio Door Replacement

At this time all window and patio door replacements must be similar in color, design and appearance to the existing window and patio doors.

If you are uncertain as to a modification you are planning, please contact a Springwood Village agent or Committee member. Following these guidelines will avoid any unnecessary cost on your part should the project be in violation of the Architectural Standards for this community.

Please remember that for a community, such as Springwood Village to work, it takes the cooperation of all residents, including those who are leasing units.