

ARCHITECTURAL GUIDELINES

1. Refer to the Architectural Guidelines and direct any questions to the Architectural Committee (via Property Management Company) before undertaking any project which may materially change the appearance of your unit (CC&R's page 31)
2. Any replacement or repair of windows and/or garage doors must be a duplicate of the original item unless approved by the Architecture Committee and/or Board

ARCHITECTURE RULES

I. Permanent Modifications

1. Request for Modifications: Homeowners who wish to request a modification to their unit including but not limited to any modification to the exterior of the unit, any modifications to the patio area or garage, any modification to the interior of the unit which affects the structural integrity of the unit and/or building, the utilities, or other systems servicing the common area or other townhouses, must submit the request in writing to the Architectural Committee
2. Unapproved Modifications: Homeowners who have completed modifications which have not previously been approved will receive a 1st notice of violation requesting plans to be furnished to the Architectural Committee for approval. Any modifications installed without the prior approval of the Committee and/or Board of Directors may need to be removed at the current (at the time of disclosure) unit owner's expense
3. Alameda County Building Permits: Alameda County Building permits shall not waive the necessity of Committee and Board approval of modifications or additions to units. Committee and/or Board approval shall not be construed as satisfaction of County of Alameda Building codes. The Committee shall not knowingly approve a project which violates city building or zoning codes, as the primary interest of the Committee and Board is aesthetics, maintenance costs, safety concerns, and other liabilities.
4. Responsibility: Any damage caused by any modifications by the homeowner, whether approved by the Board or not, is the responsibility of the current homeowner to repair. Any damage caused by a homeowner's neglect is also the responsibility of the current homeowner to repair.

5. Modification Approval: Approval shall not be unreasonably withheld and the following criteria, but not limited to, will be used as a basis for approval of all modifications to the interior and exterior of the units:
 - I. Effects of noise
 - II. Fire hazard
 - III. Aesthetic value (blending with the general theme of the complex)
 - IV. Dirt and/or grease
 - V. Blocking another Homeowner's view(s)

II. Patio Areas

1. Structural modifications to the patio area including but not limited to concrete patios, wooden decks need to be approved by the Committee prior to installation. These items also need to meet the County of Alameda Building Codes.
2. Committee approval shall not be required for commonly recognized patio and deck furnishings, such as chairs, table, portable BBQ's and plants. Patios are intended to be decorated in a style that will enhance the appearance of the buildings and grounds. The Committee reserves the right to request the homeowner to modify or remove items not in compliance.
3. Plant Containers/Window Boxes: Any damage to the exterior of a unit due to the container, whether approved or not, is the responsibility of the homeowner. The homeowner must repair the damage or be charged for the cost of the repair approved by the Board

III. Burglar Alarms

1. All maintenance to an exterior alarm box shall be done by the Homeowner and his/her agent, to include but not limited to painting. No advertising of the burglar alarm company shall be affixed to the exterior of the units. Small window stickers warning of the presence of an alarm shall be allowed in the windows.

IV. Exterior Doors and Windows

1. All doors (including garage doors), windows, and window screens are the responsibility of the Homeowner to replace or repair. Any replacement or repair must be a duplicate of the original item unless approved by the Architecture Committee and/or Board

V. Affixing Object to the Exteriors of Buildings

1. No Object shall be affixed to the exterior surface of any buildings including screen doors without written approval from the Architectural Committee and/or Board. All repairs, maintenance, and damage caused by the objects, even if approved by the Board shall be done by the Homeowner

VI. Common Area Landscape

1. No objects shall be placed in the common area around the units without the Landscape Committee's approval. Examples include but are not limited to: Flower pots, sundials, windmills, carts, trellises, pink flamingos, and statuary.
2. Plants such as, to include but not limited to, trees, vegetables, flowers, or shrubs, are not to be planted in the common area without the prior approval of the Landscape Committee and/or Board

VII. Seasonal Decorations

1. Seasonal decorations may be put up no earlier than 30 days before the holiday and must be removed 15 days after the holiday. Nothing is allowed on the roof. All damage is the responsibility of the Homeowner. The Board reserves the right to request the homeowner to remove or modify any decorations

VIII. Items Pre-approved by the Board

1. Screen doors need to be pre-approved by the Board.

IX. Signs

1. Only one (1) exterior "For Sale" or "For Rent" sign per unit shall be allowed provided it doesn't exceed three (3) square feet in size.
2. Only one (1) interior "For Sale" or "For Rent" sign per unit shall be allowed to be placed in a window provided it doesn't exceed one (1) square foot in size.
3. Exterior signs must be mounted on a separate post, placed in the dirt, which has a maximum size of two (2) inches by two (2) inches.
4. Signs shall not be attached to any outside area of a condominium unit whether temporary or permanent.

X. General

All toxic chemicals and waste (such as motor oil, anti-freeze, paint and paint thinners) should be disposed of properly and NOT poured down any storm drains and/or gutters.