

LAKE FOREST GLEN ARCHITECTURAL STANDARDS

NO EXTERIOR STRUCTURAL MODIFICATIONS OR ALTERATIONS TO UNITS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE. THIS INCLUDES, BUT IS NOT LIMITED TO: SIDING, WINDOWS, DOORS (INCLUDING SCREEN AND STORM DOORS), DECKS, GATES, FENCES AND WINDOW COVERINGS. PLEASE REVIEW COMMON AREA STANDARDS FOR ADDITIONAL GUIDELINES.

FRONT AND REAR DOORS

The approved 4 panel, solid mould door with a window, front and rear, is:

- ReliaBilt 36” Sunburst (found at Lowe’s-Item/Model #84134) Left or Right 4-9/16” jamb, clear Fan-Lite (half-wheel) window with a plastic composition three spoke wheel

The approved 6 panel, solid mould doors without a window, front and rear, are as follows:

- ReliaBilt 36” found at Lowe’s (Item/Model #84114);
- ProSteel 36” also found at Lowe’s (Item/Model #84420-right hand or #84421-left hand);
- Jeld-Wen 36” found at Home Depot (Model #018105-left hand / 012394-right hand).

Other manufacturers, whose doors are of the exact same specifications, are acceptable upon written approval of the architectural committee. All doors being replaced must be replaced with the above standards. It is the unit owner’s responsibility to paint newly installed doors. The Association Office will provide the appropriate paint at no charge.

JUNE 4, 2010

SCREEN DOORS

The approved screen doors are:

- Columbia Bronze Bayside Metal screen door found at Lowe’s (Item/Model # 204922) or
- 36” Bronze Steelbreeze screen door found at Home Depot (Model #20131082).

Owners of wooden screen doors must paint the wooden portion of the screen door with paint matching the front door. The association will provide the appropriate paint at no charge. As with window frames and window screens, as the current aluminum screen door frames are replaced, they will be replaced with bronze colored screen doors. Screen doors must be kept in good repair at all times.

JUNE 4, 2010

STORM DOORS

The Andersen-EMCO 75 self storing 36” bronze door found at Home Depot or the Larson-Comfort Bilt, earth tone brown Fremont or earth tone brown Bismarck doors available by special order at Lowe’s are the only approved storm doors. Any other doors must be approved by the Architectural Committee prior to installation. Storm doors must be kept in good repair at all times.

JUNE 4, 2010

SECURITY DOORS

Security doors currently installed will be grandfathered. Requests for security doors will be reviewed on a case-by-case basis. These doors must be kept in good repair at all times.

JUNE 4, 2010

FRONT AND REAR WINDOWS

The approved standard for all window frames is bronze colored aluminum or almond colored vinyl. The only approved vinyl windows are as follows:

- **Incline Tahoe Glass** 530-546-2749-Weathershield Windows, color-tan,
- **J&L Windows** 775-356-1523-Amsco Windows, color-almond
- **Larsen Construction** 546-5772 or 775-690-1031cell-Certainteed Windows, color-almond

(Note: the color names are different however the color of the window is the same; you may only use the specified color from the specified manufacturer)

The Board must approve any bronze windows prior to installation as there are no specific manufacturers approved. All windows being replaced will be replaced with sliding windows with the above standard framing. All window frames of the unit must be uniform within 1 year of an initial single window replacement. There will be no grandfathering. Existing unit sides not consistent with the above standard will be given 1 year to come into compliance. Units must be brought into compliance before the sale of the unit or seller must deposit sufficient funds in an escrow account for buyer to bring the unit into compliance, in which case the buyer has 6 months to bring the unit into compliance. Bay windows are permitted in kitchen windows of 3 bedroom units only. Bay windows must follow the approved guidelines for standard windows. Homeowner's should be aware that structurally these windows are susceptible to damage from heavy snow and ice. If any proposed new window has a grid pattern in it, the owner must submit the grid specifications/pattern to the Architectural Committee and obtain approval prior to installing the window. If the homeowner chooses a grid pattern, all windows in that unit must contain that grid pattern and the entire window must contain grids in equal dimensions adjusted for each window.

JUNE 4, 2010

WINDOW SCREENS

Window screen frames must match to the color of the window frame. Currently approved frames are aluminum, bronze (dark brown) colored aluminum, or almond colored vinyl. As with window frames, as the current aluminum frames are replaced, they will be replaced with bronze or almond colored frames. All window screens must be kept in good repair.

JUNE 4, 2010

PATIO SLIDING DOORS

All patio doors for 3 bedroom units will be the standard two-piece sliding patio door. The frames will be bronze colored aluminum, or bronze or almond colored vinyl. They shall be normal "stock" doors, and the frames shall be standard width. All aluminum framed patio doors will be replaced with the above standard when the current patio door is replaced.

JUNE 4, 2010

EXTERIOR LIGHTS

Front and rear exterior lights shall be a single fixture positioned in the original location. The light fixture shall have an encased white light bulb or bug light bulb of no more than sixty watts. Fixture colors may be earth tones, black, or brass (white is not permitted) and the size of the fixture shall be no larger than 10 inches x 10 inches and in good repair. Motion detectors, flood lights, colored lights, or mercury vapor lights are not approved as a Lake Forest Glen standard.

JUNE 4, 2010

WINDOW COVERINGS

No windows shall be painted or covered with aluminum foil, cardboard, bed sheets or other similar materials. All owners shall have and maintain drapes or appropriate window treatments installed on all windows in their residence within three (3) months following close of escrow on their purchase of a unit. Window coverings must be properly hung and maintained in good repair. All drapes, curtains, interior blinds, and shutters, when viewed from the exterior of the unit, shall be in plain white or off-white tones and without design/pattern. Wood shutters must be in light, earth tone color only.

JUNE 4, 2010

REAR DECKS/FENCES

DECKS-Decks are the responsibility of the homeowner to repair, maintain, and replace. Acceptable materials are trex, redwood, cedar and ipe. Written notice with plans for rebuilding the deck is required to the General Manager prior to construction for review of location, elevation, and materials. The existing ledge must be removed from the building and the General Manager consulted for approved re-installation method. Work may begin following written approval from the Association. Gas-only barbecues, outdoor furniture, potted plants, firewood, recreational equipment (bikes, children's toys, kayaks, etc.) are permitted. **Storage containers** must be the approved brand of Rubbermaid with the colors taupe and evergreen. These can be found at Lowe's, Home Depot, Target or WalMart.

FENCES-Privacy fences coming off the rear of buildings are the responsibility of the Association to repair, maintain, or replace. The homeowner may connect these fences (enclose the area between privacy fences) AT THEIR EXPENSE. A gate at least 3 feet wide must be installed. The style must match the existing privacy fences. The homeowner is responsible for the repair and maintenance of this section of fence at all times. Written notice with plans is required to the General Manager prior to construction for review of location, elevation, and materials. Work may begin following written approval from the Association.

JULY 24, 2010

NAMEPLATES & DOORKNOCKERS

Nameplates: Average size nameplate of wood material above front door (not to exceed 32 inches by 8 inches) is permitted. Variations must have written approval from Lake Forest Glen management.

Doorknockers: Small doorknockers (not to exceed 6 inches) are permitted.

JUNE 19, 2010