

Cedarcrest Park Townhomes

RULES FOR ARCHITECTURAL MODIFICATION

Interior and Exterior

Only fair requests by the owner should be presented to the Board. Every modification -- even though your neighbor may have the modification must be approved by the Board.

1. No unit owner may alter or change any architectural item (including electrical wiring, plumbing, walls, etc.) of any unit without first obtaining approval of the Board. Approval may only be secured through written application to the Board. This application shall contain the following:
 - a. Diagram of the proposed changes.
 - b. Description of the proposed changes taking into account the following six points:
 - i. Visibility - Will the visibility be affected, or is it a special view?
 - ii. Aesthetics - Is it pleasing and does it fit with the design already in use?
 - iii. Maintenance Liability - Does it increase the maintenance liability or does it complicate the maintenance?
 - iv. Valuation - Does it enhance or maintain the value?
 - v. Marketability - Does it increase or decrease the marketability of the property?
 - vi. General Reasonableness or Fairness - Is it a reasonable or fair request?
 - c. Statement as to how the owner's unit or other unit(s) or common elements would be affected by the change.
 - d. Identification of person or firm to perform work.
 - e. Time schedule for proposed change.
2. Approval may be denied for any of the following reasons:
 - a. Incomplete or unclear application, in which case it will be returned to applicant.
 - b. The Board determines that the proposed change is not in keeping with the desired architectural integrity of the owner's unit, or other units or the common elements.
 - c. Other reasons stated and supported by the Board.
3. Only painting, wallpapering and interior decorating within the interior of the owner's unit does not require approval under this section. However, kitchen remodeling, moving of walls, etc. does require approval.
4. The Board assumes no responsibility for any damage to any person or property resulting from or related to any change, even when such change has the approval of the Board since

the Board cannot control quality of workmanship relative to the change, or errors or omissions of pertinent information on the application.

5. Owner must assume responsibility for future maintenance in the form of higher dues. Any authorized structural addition, alteration or improvement to the unit by a unit owner shall be at the sole cost and expense of such unit owner.
6. If Board of Directors approves a modification, the following will always apply:
 - a. All materials must be identical in nature to those which have previously been used on your unit.
 - b. All painting and necessary repair work as a result of modification) to your structure must be done by your subcontractor at your expense.
 - c. Any damage which might be done to any adjacent common element while working on your unit must be repaired at your expense immediately.
 - d. Modification to be performed must be done by competent tradesmen (licensed) in a good and workmanlike manner and must be done at your own expense.
 - e. Concrete and/or patio work done must be done in a manner so as not to create any drainage problems for either of your neighbors.

The following modifications have most often been considered acceptable at CEDARCREST and upon receiving the information in Rules for Architectural Modifications, rule #1, The Board will determine if your request is also acceptable:

- a. Additional lights added:
 1. Electric photo cell flood lights front and back.
 2. Other type(s) of additional lighting must be approved by the Board.
- b. Patio cover Cedar slats (and paint the same color as unit).
- c. Install fence and gate - (same material and color paint as unit) taking into account other unit in same area; front and back.

Fence cannot enclose more area than originally designated for unit (cannot extend beyond original boundaries, 10 feet from building) - cannot protrude out from where other fences are located. Enclosures can't extend further out into common element than the line previously established by adjacent fencing. Can't extend higher than adjacent fencing or if no adjacent fencing, than other visible fences in same area.