

B. Unit Alterations, Modifications and Repairs

1. Exterior Foundation Walls *
 - a. Unfinished concrete foundation walls may be stuccoed to be consistent with the 'sandtone' color and texture of the existing stucco of the Unit.
 - b. Unfinished concrete foundation walls may be painted with a masonry paint to match the existing sandtone color on existing exterior walls.

2. Materials & Colors *
 - a. Only the approved materials and colors listed below shall be used on the exterior of any Unit:
 - (i) Exterior Shutters:
 - ◆Finnaren & Haley's (F& H) "Stormplate" Flintlock Gray (semi-gloss)
 - ◆MAB #277-3A to match F&H "Stormplate" Flintlock Gray (semi-gloss)

 - (ii) Exterior Wood
Trim (Includes pent-front porches, porch posts, door trim, stair railings, and box window trim):
 - ◆MAB, Seashore Latex House Paint-"Sandtone" color #137-2312 (satin/semi-gloss)

Large Flat Wood Surfaces (Includes dormers; long side windows, gabled front porches):

◆MAB, Seashore Latex House Paint-“Sandtone” color #137-2312 flat paint may be used.

(iii) Exterior Front Door & Metal Bay Window Roof:

◆Finnaren & Haley’s House & Trim Latex Semi-Gloss Enamel “Penn Red”

◆MAB (latex semi-gloss) color 210-18A to match F&H Penn Red

(iv) Previously Painted Lumber Decks:

◆MAB, Seashore Latex House Paint-”Sandtone” color #137-2312 (flat or semi-gloss with anti-skid additive)

(v) Pressure Treated Lumber Decks:

Properly clean deck (power wash if necessary) and apply a semi-transparent stain in a color that is consistent with natural tone cedar or pine wood. Not permitted are colors, including but not limited to, gray, redwood, blue, green, yellow, or brown. Solid color stains or liquid rawhide stains are also not acceptable. Examples of permissible stains include: Wolman F&P Natural or Cedar; Wolman Extreme Honey or Cedar, Behr Natural Seal Plus clear or cedar, Cabot’s cedar. If desired, proposed stains may be submitted to the Architectural Committee for review and advice.

Note: Homeowners who have pressure-treated decks previously painted with Bisque color #12561 must submit a proposal to the Architectural Committee before refinishing/re-staining the deck.

Stucco:

◆”Sandtone” color consistent in texture with existing stucco on Unit.

(vi) Outside Electric Box

MAB Sandtone high gloss for metal

(vii) Basement Window Frame:

MAB Sandtone high gloss for metal

(ix) Outside A/C Box:

MAB Sandtone high gloss for metal

3. Aluminum or vinyl siding is prohibited.
4. Painting or staining of brick or concrete is prohibited (with the exception of foundation wall see 1.B.2, above).
5. Front porch supporting posts may be replaced with posts of existing size and style. Wood or composite wood products may be submitted for consideration. The flat portion of the post must be 24” at the top. House numbers must be 4” black. For addresses containing four numbers, numbers should be affixed 2 inches from the top and bottom of the top flat portion of the post. For addresses containing three numbers, numbers should be affixed 5 inches from the top and bottom of the top flat portion of the post. Numbers should be equidistant from one another.
6. Roof shingles must be three-tab, black asphalt (comparable to Certainteed moire 25-year warranty shingles) and must not be 3-dimensional. Roof ridge vents are permitted.

Dimensional shingles for front porch and box windows:
dimensional singles should be used only over box window and front porch unit.

M. Doors and Windows

1. Mid-view and full-view storm/screen doors are permitted with prior Board approval. Triple-track, self-storing storm/screen doors are not permitted. High-view storm/screen doors are not permitted. Glass must be clear, non-tinted, non-etched or beveled, non-decorative and no stained glass; door color must be similar to “Sandtone” paint color and must be consistent in style with other doors in the community. A brochure denoting the door and style along with paint chip must be submitted to the Architectural Committee with the Request for Architectural Change.