

**FOREST OAKS CONDOMINIUM ASSOCIATION  
STRUCTURAL REGULATIONS**

**A. DOORS (EXCLUDING GARAGE DOORS)**

1. Exterior door (including storm doors, sliding patio doors, and French doors) may not be altered from the original design or color without following the Exterior Alteration Request procedure
2. Replacement of all exterior doors (excluding storm doors) require that they be painted in accordance with the current color.
3. The Unit Owner is responsible for REPAIR and MAINTENANCE with the exception of exterior painting, of all exterior doors.
4. Installation or replacement of storm doors, sliding patio doors and French doors requires prior written approval of the Executive Board and must comply with the following standards:
  - a. The storm doors, sliding patio/balcony doors and French doors must be constructed of vinyl clad, fiberglass, aluminum or other type of metal product.
  - b. Must be full view
  - c. Glass must be plain. Beveled and etched glass will not be considered.
  - d. Storm door brass designer trim not to exceed 3" in height is permissible at the bottom of the door.
  - e. Security grates or grills and other types of decorative inserts are prohibited.
  - f. All exterior finishes of the storm doors must consistent with other storm doors installed on units in building as listed below. White is prohibited.

100 building – brown	200 building – almond
300 building – brown	400 building – almond
500 building – brown	600 building – almond
700 building – almond	800 building – almond
900 building – almond	1000 building – almond
1100 building – almond	1200 building – almond
1300 building – almond	1400 building – brown
1500 building – brown	1600 building – almond

5. If a Unit Owner fails to comply with the final written Alteration decision, the fine imposed shall be \$25.00 per day, until brought into compliance, plus costs incurred.
6. If a Unit Owner violates any portion of an approved Alteration Request, the Association may, at the Unit Owner's expense, take the necessary steps to rectify the violation. The cost to rectify the violation will be the costs incurred by the Association plus 15% in addition to all legal fees incurred by the Association.
7. If a Unit Owner begins an alteration without first obtaining the written approval of the Executive Board, the fine imposed shall be \$ 100.00.

**B. WINDOWS**

1. All window replacement and/or alterations must have prior approval from the Executive Board and must comply with the following standards:

Windows:

- a. May or may not have tinted energy efficient glass
- b. May not have muntins

- c. Must be single or slider style
  - d. Exterior frames must be brown
  - e. Must not have reflective glass
  - f. Must not have beveled or etched glass
2. If a Unit Owner fails to comply with the final written Alteration decision, the fine imposed shall be \$25.00 per day, until brought into compliance, plus costs incurred.
  3. If a Unit Owner violates any portion of an approved Alteration Request, the Association may, at the Unit Owner's expense, take the necessary steps to rectify the violation. The cost to rectify the violation will be the costs incurred by the Association plus 15% in addition to all legal fees incurred by the Association.
  4. If a Unit Owner begins an alteration without first obtaining the written approval of the Executive Board, the fine imposed shall be \$ 100.00.

### **C. AWNINGS**

1. The Alteration Request Procedure must be followed.
2. Only fabric type awnings, either stationary or retractable, are allowed over patios, decks or balconies. A swatch of the material indicating color and fabric must be submitted with the Alteration Request. The color of the fabric must be an earth tone color and be consistent with aesthetics of the community.
3. Front porch and window awnings are not permitted.
4. Bamboo or plastic shades or blinds, or plastic drop style enclosures, or enclosures of any type are not permitted.
5. Torn, tattered, faded or any awning in disrepair must be repaired, replaced or removed. If the awning is permanently removed, the support system must also be removed. In addition, the structure to which the support system was attached must be restored.
6. If a Unit Owner fails to comply with the final written Alteration decision, the fine imposed shall be \$ 25.00 per day, until brought into compliance, plus costs incurred.
7. If a Unit Owner violates any portion of an approved Alteration Request, the Association may, at the Unit Owner's expense, take the necessary steps to rectify the violation. The cost to rectify the violation will be the costs incurred by the Association plus 15% in addition to all legal fees incurred by the Association.
8. If a Unit Owner begins an alteration without first obtaining the written approval of the Executive Board, the fine imposed shall be \$ 100.00.

### **D. GARAGE DOORS**

1. Garage doors may not be altered from the original design or color without following the Exterior Alteration Request procedure.
2. Replacement of all garage doors require that they be painted in accordance with the current color choice.
3. The Unit Owner is responsible for REPAIR and MAINTENANCE, with the exception of painting, of all garage doors.

4. Installation or replacement of garage doors requires prior approval of the Executive Board and must comply with the following standards:
  - a. The garage door must be constructed of wood, vinyl clad, fiberglass, aluminum or other type of metal product.
  - b. All exterior finishes of the garage doors must match the existing color choice.
  - c. Painting of a replacement garage door must be completed as part of the installation.
5. If a Unit Owner fails to comply with the final written Alteration decision, the fine imposed shall be \$ 25.00 per day, until brought into compliance, plus costs incurred.
6. If a Unit Owner violates any portion of an approved Alteration Request, the Association may, at the Unit Owner's expense, take the necessary steps to rectify the violation. The cost to rectify the violation will be the costs incurred by the Association plus 15% in addition to all legal fees incurred by the Association.
7. If a Unit Owner begins an alteration without first obtaining the written approval of the Executive Board, the fine imposed shall be \$ 100.00.

#### **E. EXTERIOR LIGHTING**

1. Light fixtures may not be altered from the original design or color without following the Exterior Alteration Request process.
2. Replacement of all exterior front/back door entrance light fixtures requires that they be the same design, size and color. Please note that while the design is the same for all buildings, the size on some buildings differ. All fixtures on a building (front and back) must be the same size.
3. One (1) motion light centered above the garage door with a bulb not to exceed 100 watts is permitted. The light must be of a color and style consistent with the aesthetics of the community.
4. Installation and maintenance of light fixtures are the responsibility of the unit owner.
5. If a Unit Owner fails to comply with the final written Alteration decision, the fine imposed shall be \$ 25.00 per day, until brought into compliance, plus costs incurred.
6. If a Unit Owner violates any portion of an approved Alteration Request, the Association may, at the Unit Owner's expense, take the necessary steps to rectify the violation. The cost to rectify the violation will be the costs incurred by the Association plus 15% in addition to all legal fees incurred by the Association.
7. If a Unit Owner begins an alteration without first obtaining the written approval of the Executive Board, the fine imposed shall be \$ 100.00.

#### **F. SATELLITE DISH**

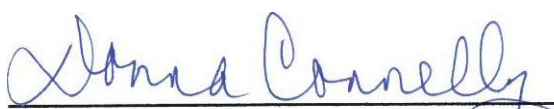
Satellite dishes are permitted and are subject to the following:

1. The Alteration Request Procedure must be followed.
2. The approved size for a satellite dish will be considered independently based on current satellite technology.
3. A satellite dish shall not be permitted on the front or side of any building or yard.

4. The satellite dish must be installed in a professional manner with the dish and all wiring securely fastened.
5. The Executive Board may waive any provisions listed above if the unit owner can demonstrate that the unit owner's reception will be of an unacceptable quality, or that the installation, maintenance or use of such satellite dish will be prevented if installed as stated above. Documentation of the alternative location must accompany the Alteration Request and must be substantiated by written confirmation from the satellite provider. The documentation must also detail why the dish cannot be installed in accordance with the standard requirements as stated above.
6. All satellite dishes must comply with all Federal Communications Commission regulations.
7. The unit owner, upon sale of unit, must remove the satellite dish and the related exterior wiring and make any required repairs to the exterior of the unit caused as a result of the installation.
8. If a Unit Owner fails to comply with the final written Alteration decision, the fine imposed shall be \$25.00 per day, until brought into compliance, plus costs incurred.
9. If a Unit Owner violates any portion of an approved Alteration Request, the Association may, at the Unit Owner's expense, take the necessary steps to rectify the violation. The cost to rectify the violation will be the costs incurred by the Association plus 15% in addition to all legal fees incurred by the Association.
10. If a Unit Owner begins an alteration without first obtaining the written approval of the Executive Board, the fine imposed shall be \$ 100.00.

These Structural Regulations shall be effective: December 1, 2014

  
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Kathleen Stripay, President

  
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Donna Connelly, Secretary