

TOWNHOMES OF ST. GEORGE HOMEOWNER ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE GUIDELINES
(Revised 6/6/16)

1. INTENT:

The Covenants and Bylaws of the Townhomes of St. George Homeowner Association created a permanent Architectural Control Committee (ACC) to administer and perform the architectural and landscape review and control functions of the Association. The ACC is responsible for monitoring proposals, programs and activities that may adversely affect the residential values of the properties. The ACC has the power to insure that the property is maintained in a manner consistent with the uniform standards governing the external appearance of structures and improvements within the Community. It is the intent of the ACC to allow individual unit owners to upgrade and improve their units. A unit owner may, at the owner's expense, make such changes or additions to the interior of the unit so long as the changes or improvements do not impact the outside appearance or other homeowners. A unit owner may, at the owner's expense, make changes, improvements or additions to the exterior or exposed parts of the unit if such changes are consistent with existing architectural style and design, but only upon prior written approval of the ACC. Unit owners are responsible for the upkeep, repair and maintenance of such improvements.

2. POLICIES:

- A. The maintenance of windows, screens, doors, decks and exterior light fixtures attached to and serving only one unit is the responsibility of the owner. Replacements must be consistent with the style and colors specified in the current ACC guidelines.
- B. Storm shutters must be consistent with the existing approved installations.
- C. No owner shall plant any tree or shrub on common property unless there is written approval by the ACC.
- D. No owner shall add to, change or alter any part of the common elements of the Association unless there is written approval by the ACC.

3. ACC APPLICATION GUIDELINES:

The following are guidelines shall be followed when an owner seeks to erect or maintain any addition to a building, deck, wall or other structure or when an owner seeks to alter the shape, color or appearance of the exterior of existing units:

- A. Any owner that seeks to make an external change shall submit a written Exterior Alteration Application to the ACC.
- B. The Exterior Alteration Application form shall be posted on the HOA website at: www.300oceanmilesge.com. Paper forms shall also be available from the Resident Manager at Ocean Mile or from the Association Manager's Office. Completed applications should be submitted to the Association Manager for dissemination to the members of the ACC.

- C. The application shall include a description of the proposed change with adequate specificity to enable the ACC to properly understand and evaluate the project. Information to be included in an application may include data on the height, length, size, shape, color and location of the proposed project. Architectural plans, photographs or sketches of similar completed projects should be submitted if available. If the alteration effects the existing drainage patterns; the proposed drainage pattern should be submitted.
- D. Only a written application will be considered by the ACC.
- E. The ACC will act on a completed request as promptly as possible. If the ACC fails to reply to the applicant within 30 days, the request will be considered approved.
- F. If the application lacks the information required, the ACC may request additional information from the applicant.
- G. Decisions to approve or reject an application will be communicated to the applicant owner and the Board of Directors by the Association Manager.
- H. The owner whose project is approved shall be responsible for insuring that the project is completed in the manner described in the application. The owner shall also have adequate insurance to protect the Association against any liability which may arise during the project completion process. The applicant is responsible for obtaining all permits required by law.

4. APPEAL PROCESS:

An applicant whose proposed project is disapproved by the ACC or any owner who disagrees with an ACC decision to approve a project can submit a request for reconsideration (appeal) of the project to the Board of Directors. An appeal must be communicated to the Board within 48 hours of the ACC decision. Appeals should be forwarded to the Board via the Association Manager. The appeal must be in writing and must specify the reasons why the ACC decision is believed to be in error. The Board of Directors shall have 21 days after the receipt of the appeal to either concur with or overturn the ACC decision. The Board decision on an appeal shall be considered final. Projects shall not start if an appeal is pending.

5. NON-CONFORMING PROJECTS:

If a completed project fails to conform to the specifications detailed in the approved application, the owner may be asked to make the necessary changes to bring the project into compliance with the application. Projects that are believed to not be in compliance shall be identified and communicated to the Board of Directors. The Board shall determine what action, if any, to take.

6. APPROVED PRODUCTS, MATERIALS, COLORS AND DESIGNS:

The ACC shall maintain a list of those products, materials, colors and designs that are approved to be used by owners. Owners are invited to make recommendations to the ACC for approval of new products and materials that may be of superior quality or durability that those previously

approved by the ACC. Any new material or product considered by the ACC must be consistent with the Association Bylaws and the intent of the Architectural Control Requirements. Approval of new products and or materials shall be made by the Board of Directors upon recommendation by the ACC.

APPROVED MATERIALS

Lighting:

Thomas Lighting, Black SL-9270-7:

1 Bedroom- 2 Lights required, 2 Bedroom- 4 Lights required, 3 Bedroom- 6-Lights required.

Doors:

Front Doors: Six panel fiberglass.

Sliding glass doors: Must be code compliant.

Paint:

Siding: Sherwin Williams- Duration-Exterior Acrylic Latex-Flat-3207 Driftwood. Original order # 2497-0043010.

Doors: Sherwin Williams-SHER-CRYL HPA-Interior/Exterior High Performance Acrylic-Gloss-Environ Naval-Original order # 2352-0157938.

Window Frames (metal part only): Benjamin Moore Super Spec, DTM acrylic low luster, bronzeton P25 60. Bar Code: 2390605837.

Siding:

Lap Cedar-1x8 Rough side out

Hardie Board Lat. Siding-1x8

Roof:

Timberline Prestique 30, High Definition Shingles

Serial Number: TP 30 HD SG, Birchwood

Owner deck replacement materials:

Pressure treated lumber,

TREX Composite Product: TREX Select, (Pebble Grey).

Owner deck stain, sealant:

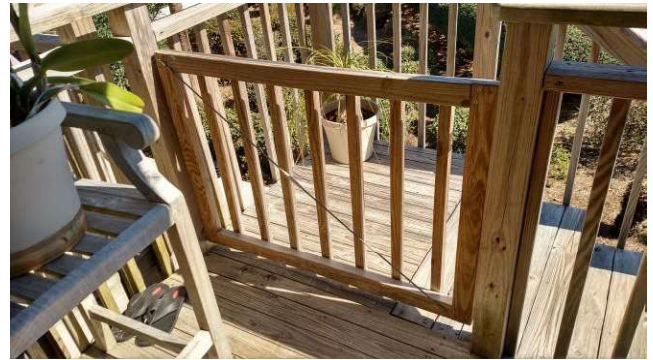
Any clear (no Pigment) sealant.

Piling Replacement

The replacement of support pilings must be accomplished by a licensed contractor using round wooden pilings of the same size and appearance except where minor variations in color are acceptable due to chemicals used to treat pilings. Pilings that are shared between two units require the approval of the owners of both units in order to proceed. Required permits are to be displayed in the area where the pilings will be replaced. Drawings of the piling replacement, such as by an engineer or architect, if required by the permitting process must be included with the request.

Deck Gate

The specifications for deck gates are being finalized, contact the Association Manager for details.



Flood Vents

There are a number of suppliers of flood vents. Below is our recommendation of sizes from a reputable supplier (Smart Vent, www.smartvent.com). These sizes are approved by the 300 Ocean Mile Architectural Committee. To be effective vents should be located within 1 foot of ground level. The outer trim resting against the building must be painted with (*Sherwin Williams-Duration-Exterior Acrylic Latex-Flat-3207 Driftwood. Original order # 2497- 0043010*).

Sizes range from 16-in. x 8-in. and 14 1/2-in. x 8 1/2-in., both certified to cover 200 sq. ft. per vent of flood protection. The largest size allowed by the ACC is 16-in. x 16-in. certified to cover 400 sq. ft. per vent.

If you would like additional information regarding Flood Vents we recommend visiting the following site. (https://www.fema.gov/media-library-data/20130726-1502-20490-9949/fema_tb_1_1.pdf)

Parking Signs for Driveways

The following specifications are required for Parking Signs for individual units:

Size: 10" x 14"

Material: Aluminum

Colors: Blue and Gray

Wording:

Reserved Parking for
X-XX
Unauthorized Vehicles
Will Be Towed at
Owner's Expense

These signs may be ordered from any source you prefer. However, we suggest you check out this source to determine the exact colors of the signs. This process will guide you through the ordering of your sign at Build-A-Sign, if you choose to order.

The following link will take you to a sample sign for unit J-10 which is standard and approved ACC.

You may be able to click on the link below or hold the CTRL key and click on the link to follow:
<https://www.buildasign.com/PowerDesign.aspx?T=4651535A444C554458616D4E583541624B6C766D67773D3D>

1. Click on the unit # and change it to your unit.
2. Click on Save & Continue.
3. Options for your sign are shown: You should accept .040 Aluminum, 10" x 14", Single Sided.
4. Click on Add to Cart.
5. Click on Continue to Checkout.
6. Enter shipping information and Click on Continue.
7. Follow instructions for remainder of checkout. Confirm the shipping address, email and phone number are correct.

Balcony/Storm Door Guidelines

Balcony Door defined: Not the deck sliding glass door or the main entrance door. All other doors are balcony doors.

Storm Door defined: This is a second door placed to the exterior of the primary door.

Approved styles and colors:

Full View Doors - one clear pane and encapsulated in single frame.

Two Panel Doors – Either 2 clear panes or one clear and one screen encapsulated in a single frame. Screen may be retractable or replaceable with a clear pane.

Color: Bronze is preferred as it blends in with the buildings. If you purchase white the white must be painted with (metal part only): Benjamin Moore Super Spec, DTM acrylic low luster,

bronzeton P25 60. Bar Code: 2390605837 or Sherwin Williams-SHER-CRYL HPA-Interior/Exterior High Performance Acrylic-Gloss-Environ Naval-Original order # 2352- 0157938.

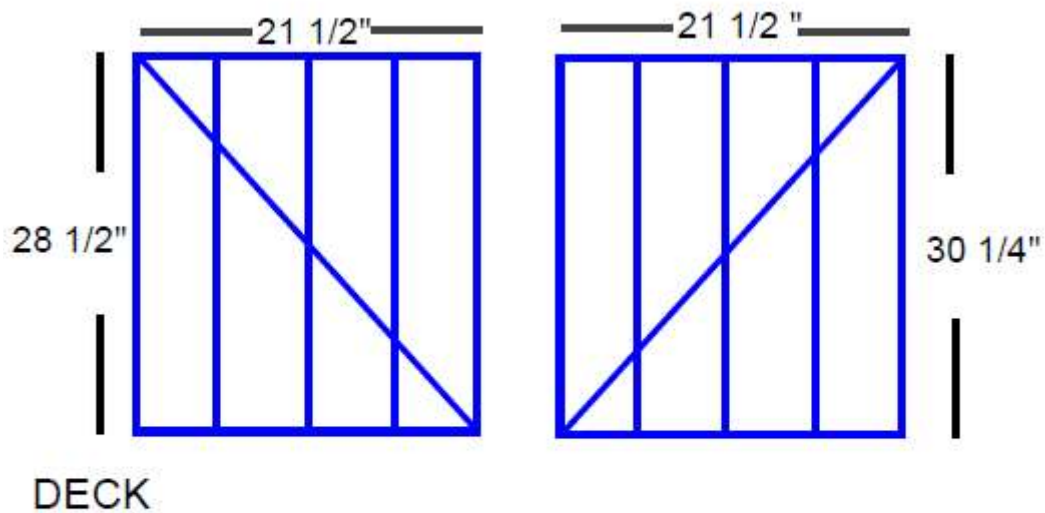
Suggested sources Home Depot and Lowes

See Images Below:



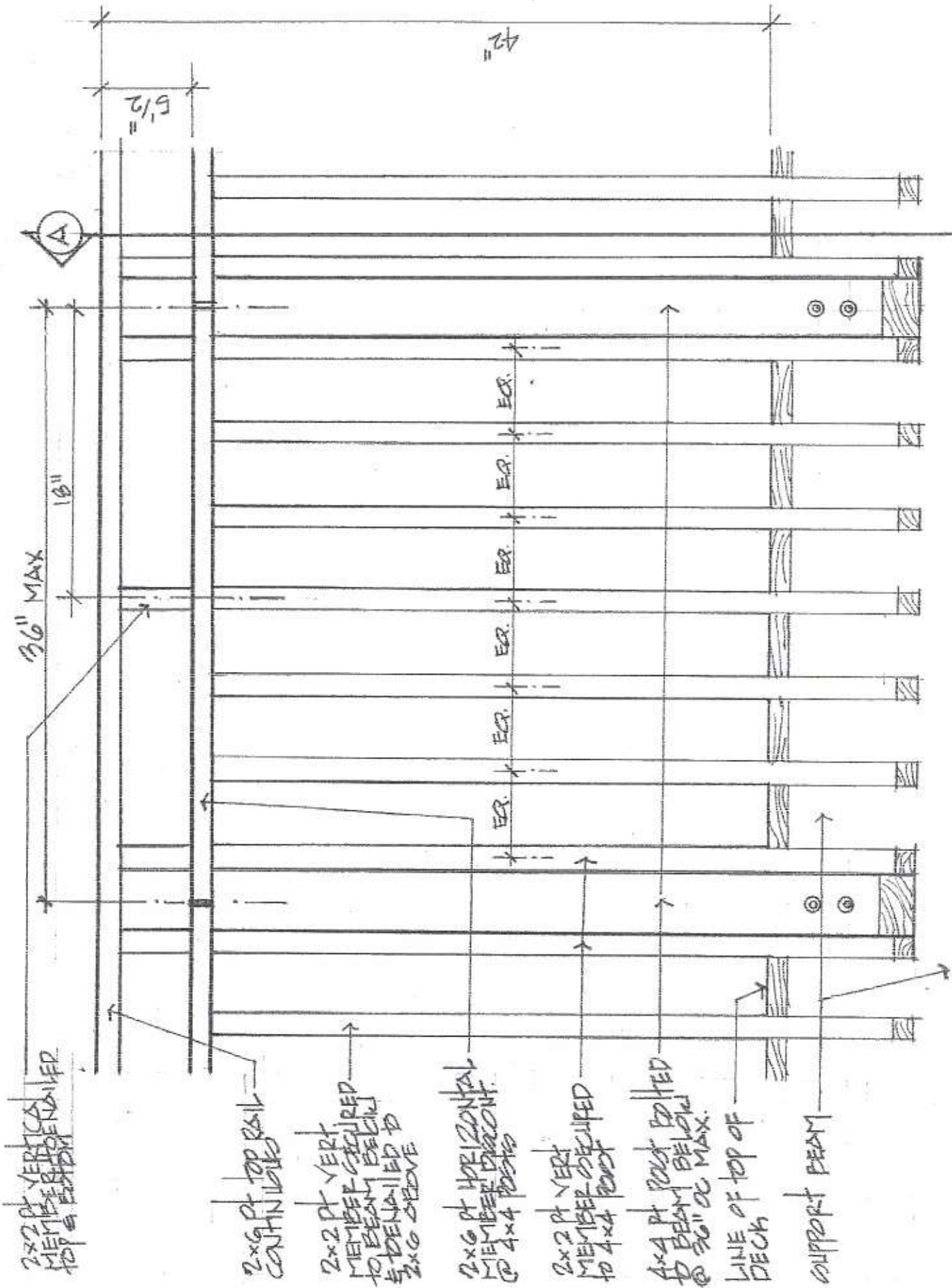
Other materials: Materials/Products other than those specified above will be considered by the ACC Committee at the request of an owner. Materials/products that conform to the intent and policies of the ACC Committee Guidelines will be added to the Approved Materials list if approved by the Board of Directors.

Dog Gate Design Guidelines



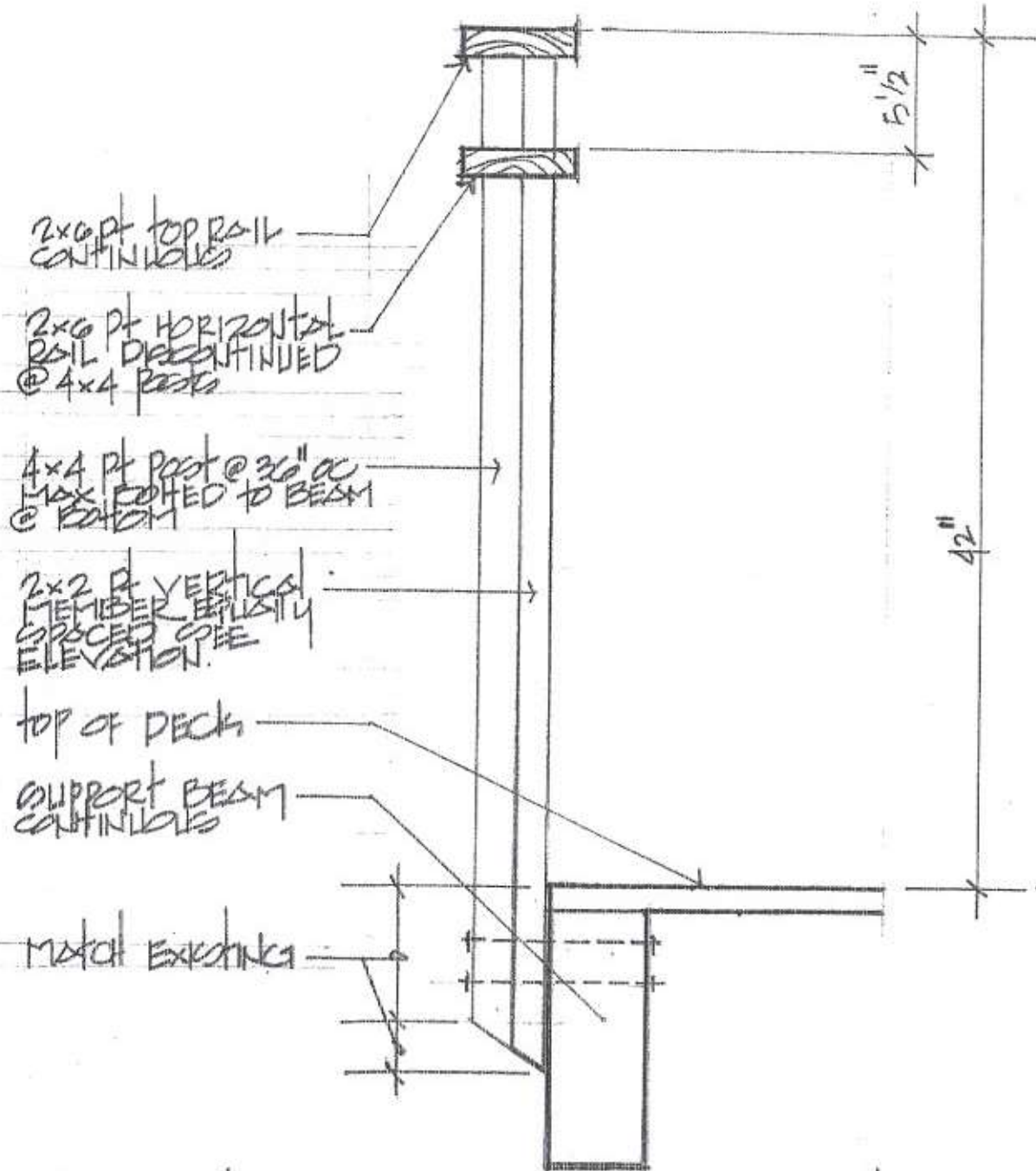
- Five (5) pickets 4 1/4" on Center
- Two (2) 2" hinges with square corners
- 1 1/2" x 2" Top & Bottom Boards
- Two (2) Center Adjusting Tension Rods

Guardrail Design Guidelines



ALTERNATE GUARDRAIL PROFILE - ELEVATION 1/2" = 1'-0"

Guardrail Design Guidelines



(A) ALTERNATE GUARDRAIL PROFILE SECTION

STORAGE UNIT GUIDELINES

The May 12, 2001 Board of Directors Meeting included a vote on the style, shape and colors of storage buildings. It was agreed that “one plan will not fit all.” At that meeting the Board adopted the following guidelines:

- 1) Storage rooms will be for storage only and only minimal water and plumbing will be allowed. (Water will be limited to a hose bib outside and electric will be limited to just a few outlets and a modest light.)
- 2) No windows will be allowed in the storage rooms
- 3) A single door will be allowed and the door must be of a size and type similar to a standard entry door. No “shed type doors” will be permitted.
- 4) The front side of the storage room must be not extend out beyond (or forward of) the wall above it and, in fact, should be even with it. The front wall must be of the same type of siding that is on the building face. The side walls may be constructed of T-111. All walls and construction must meet the required building codes and walls must be “breakaway” design.
- 5) Storage rooms may be as small as to be located between four posts located approximately in a square design. If an owner chooses to construct a larger storage room it may be constructed in an “L-shape” consisting of the same four posts plus the two behind it and the two to the side of it, except that the building may not go to a distance closer than three feet from the next set of poles if that would mean that if an adjacent owner were to build a similar storage unit that there would not be at least six feet to walk between the storage units.

Given that there are differences in the areas and layouts of the storage unit specific storage unit plans must be submitted to the Architectural Control Committee on a standard Exterior Alteration Application. Each plan must provide a survey of their unit or some similar documentation to show the location of the storage unit in relationship to the rest of their unit and to adjoining units.

Additionally, existing storage units (as of May 12, 2001) would not be required to comply with these guidelines immediately but no existing storage units could be modified nor could substantial repairs be made when needed with bringing the storage unit into compliance with the guidelines.

DETAILS OF STRUCTURE FOR
STORAGE ROOMS AT 300
OCEAN MILE

