

Architectural Guidelines – Grandview Villas Association

Common Elements

The Association shall provide for the maintenance and repair of the common elements and exterior building wall surfaces.

Homeowners are responsible for the maintenance and repair of windows, balconies, decks, patios, dryer vents and damage to garage interiors.

Additions or Changes

No alterations or additions to the exterior of any unit may be made without the prior written approval of the Architectural Review Committee. *Examples include: painting, antennas, covers (screens, sunshades, awnings, etc), walls, fences, screen/storm doors, landscaping and air conditioning.

Decks, Balconies, Patios and Entryways

Decks, balconies, patios and entryways are to be kept in a neat and clean condition at all times and are not to be used for storage except as indicated below:

The following defines items allowed to stored or utilized on decks, balconies or patios:

- One gas or electric grill
- Reasonable amount of outdoor patio furniture in good condition.
- Secured planters on railings (note: damage to railings and deck is homeowner's responsibility)

Items needing approval by the Architectural Review Committee:

- Wind chimes. Hanging wind chimes must be hung under walk-out decks or on a free-standing plant hanger. Wind chimes must be agreed upon by neighbors and sound(s) produced cannot be excessive.
- Solar walk-way lights are permitted with approval.
- Awning or any type of covering over deck or patio.

Items specifically NOT allowed include but are not limited to:

- Bird feeders used for feeding or for decoration (exception: Hummingbird feeders)
- Bird baths
- Charcoal fueled grills, wood burning devices, fire pits, or other free-standing fuel burning items
- Hot tubs

Decks, balconies, patios-continued

- Laundry (except on a retractable clothesline located inconspicuously on the unit and only as long as is needed for items to dry)
- Non-retractable clothesline
- Moveable basketball hoops/backboards

Exterior Wiring

No homeowner or tenant, guest, or contractor of same, shall install wiring or cable on the residence's exterior or penetrating the residence's exterior for any purpose, except that permitted in connection with a satellite dish and/or cable which is allowed by Federal law.

Landscaping

All landscaping of the Common Elements is the responsibility of the Association.

- Any personal decoration item placed in the common area is the owner's responsibility. The Association and/or its contractors are not liable for damage or destruction of items placed in the common area.
- Hanging pots are not permitted to be affixed to the eaves of any residence.

Satellite Dish Guidelines

Satellite dishes less than one meter in diameter and other antenna permitted by Federal law may be installed:

- on the unit's deck railing
- 18 inches, either side of the unit's deck, on adjoining wood trim, on same level as owner's unit.

Satellite dishes are prohibited on chimneys, siding, entryways unless the user cannot obtain adequate reception, or installation in the permitted locations would unreasonably delay or increase the cost of use, maintenance or installation. Board approval is required prior to installation.

Owners are responsible for the cost of repairing any damage caused by the dish installation (i.e. wood damage from installation; water damage caused over long term installation, etc)

Homeowner is responsible for any cost to relocate their satellite dish if not installed in compliance.

Non-operational satellite dishes are to be removed from the building.

Note: Grandview Villas Assoc. cannot guarantee a continual line of sight for the reception of a signal