

Architectural Guidelines for The Hideaway Homeowners Exterior Improvements

The purpose of the Architectural Guidelines is to set standards, ensure a certain uniformity and pleasing aesthetics throughout the community. The intent of these standards and guidelines is to continue to build a community that will allow freedom for individual tastes, while maintaining the overall aesthetic and tone of an engaged, supportive, welcoming neighborhood.

ANY changes to common and limited common areas must be approved by the board of directors (BOD) prior to work commencing. Replacing existing common and limited common areas requires approval by the BOD, even if similar materials are to be installed.

Owners must work together with attached neighboring units.

Roofs and Gutters: Gutters need to be 6 inches, downspouts 3 x 2 inches. Downspouts must be attached to The Hideaways' existing drainage system. *(Downspouts can not drain directly onto the ground)*. It is important that the gutter system color and roofing material selected be compatible with your unit color.

Siding and Trim: Approved material for front elevations are hardie board or cedar. Side and rear elevations can be hardie board, cedar or T-111. *(However, if side or rear elevations original material is cedar, then cedar or hardie board will need to be used as the replacement material. T-111 may not be used to replace cedar siding)*.

Exterior Painting: Approved paint pamphlets: Behr Exteriors "Color Collection", Miller Paint "Exterior Finishes Color Combinations". Approved exterior colors are maintained by the Architectural Committee. *If homeowners can not find a color that they like within these pamphlets, then color choices will be addressed on a case by case basis.* Exterior paint should complement neighboring homes. Colors used without prior approval from the BOD are subject to disapproval, in which case the homeowner may be required to repaint the residence in colors that are acceptable. As a guideline, please consider the overall appearance of your unit in relationship to those around it. **All** exterior painting projects must be approved by the BOD, even approved palettes. Once your paint palette is approved by the BOD, owners will need to supply the Architectural Committee with a color swatch for historical data.

- Siding and trim colors should contrast yet complement each other.
- Door colors may be painted a contrasting and bold color.
- Gutters/downspouts are painted to match siding or trim color.
- Garage doors should be painted using the same color as the siding or trim.
- Porch/front stairs and Decks should be stained or painted to complement the units siding or trim.

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Garage Doors: Solid garage doors made of wood are preferred. For variation like windows and hardware; will be considered on a case by case basis.

Windows: Replacement windows will be compatible in size to existing windows. Windows may be retrofitted or replaced with high efficiency double-pane glass, vinyl frames. Additions of new windows where a window did not previously exist, must be approved by the board. Garden, bay or protruding windows are not permitted.

Front Door: An attractive modern door sets the tone for the rest of your home and can add enormously to curb appeal. If your home has the original door, the door must be refinished or painted as necessary. Front doors are an ideal spot for a pop of bold or saturated color. Color must be approved by the BOD.

Property Around Unit: Alteration, excavation and/or additions to the common and limited common area around your unit (the yard/areas in front, to the side and/or in back of your unit) are not allowed, unless reviewed and approved by the BOD.

Fences: should be constructed with natural looking material such as wood or manufactured products that look like wood. Thin rod iron is acceptable. Homeowners may also fence their yards with natural growing hedge material (living fences). Fences are not permitted in the common areas in front of units. The top of the fence post should be no more than 4 inches above the top of the fence. The purpose is to ensure that the fence looks compatible with other fences in the neighborhood. Fences in common and limited common areas around your unit (the areas in back or to the side of your unit) must be approved by the board, with the caveat that some units may not be able to accommodate a fence due to the destabilization of the grounds in the area. *Unit owners wanting to put in a fence will need to have the area around their unit reviewed (at their expense) before a fence can be approved for installation.*

Decks: Decks will be constructed of natural looking materials such as wood or manufactured products that look like wood. For variation; approval on a case by case basis. Decks are not permitted in the common areas in front of units. Decks must be approved by the Board.

Porches/front stairs: Porches and front stairs approved materials: wood or manufactured products that look like wood. For variation; approval on a case by case basis. Porches/shairs in the front of the home shall be of a size that will not overwhelm the front of the house or take up a substantial portion of the common area in front of the unit.