

STRUCTURAL ADDITIONS OR ALTERATIONS

-----GUIDELINES-----

All structural additions or changes to the exterior of a building, to common ground elements or property adjoining a building must have prior approval of the Board of Trustees.

- A. Written requests must be submitted in duplicate for all structural changes, exterior modifications or additions, to the Board of Trustees. Application forms can be obtained from the Board of Trustees for this purpose.

These guidelines are informal and are provided for information only. Intent to comply does not eliminate the need to submit an application and plans. Compliance does not mean automatic approval by the Board of Trustees. These guidelines do not cover all possibilities and will be revised from time to time to fit the requirements of our community.

Applicants should investigate the requirements of the St. Louis County Building Code and secure any permits the County requires prior to construction. The City of Maryland Heights may require the same. Approval of the application by the Board of Trustees in no way relieves the applicant of the County or City regulations or cost of complying with them.

Applicants are responsible for contacting the local utilities for the marking of cable and pipe routing in affected areas. The applicant should consult with the applicable utility company concerning construction over or around cables or pipes in the affected area.

B. General Requirements:

1. Fences:

- a. Shall be constructed with rough sawn cedar
- b. 4 x 4 corner posts and 2 x 4 horizontal members
- c. 1" x 6" vertical boards spaced 4 3/4" apart installed in an alternating pattern inside/outside.
- d. Fences shall be six (6) feet high (privacy height)
- e. Gate, if installed, shall comply with above and be attached with heavy duty black metal fittings.
- f. The wood shall be left natural (no paint) or stained (clear or cedar tone only)

2. Decks:

- a. Shall be constructed of treated lumber (wolmanized equivalent)
- b. 4 x 4 vertical uprights in concrete piers.
- c. 2 x 8 floor joists 16" on centers
- d. 2 x 6 decking, space 1/4" apart
- e. Railing shall be 4 x 4 posts, of rough cedar, at corners and at midpoint, with 2 x 4 horizontals and 2 x 2 verticals 16" on center, height of railing to be 32 inches.
- f. Sides of deck may have a cedar privacy screen (fence) to be constructed of like size of existing screens (fences)
- g. The wood shall be left natural (no paint) or stained (clear or cedar tone only)

3. Patios:

- a. Shall be at grade level
- b. Type of materials, size and location to be included in application to the Board of Trustees.
- c. Deck type patios shall conform to paragraph 2 above and wood components shall be not less than 2" above ground.
- d. May be stained with the following Behr Semi-Transparent concrete stains: STC-14 Water Stone, STC-22 Loden or STC-12 Sunbaked Clay

4. Covered Decks or Patios:

- a. Covered decks or patios will be considered on an individual basis by formal application to the Board of Trustees as outlined above.
- b. The construction and design is to be in harmony with the building complex as a whole.

5. Storm Windows and Sliding Glass Doors:

- a. Storm windows shall be maintenance-free and have a dark brown trim to match existing window frames (no white).

6. Front Entry Storm Doors:

- a. The screen/storm door submittals must include descriptive information.
- b. Doors are to match the trim color of your individual unit (no white).
- c. Design should be in harmony with the complex as a whole.
- d. A drawing or picture is required.

7. Front Entry Doors:

- a. If you do not have a screen door, the front door must conform to the unit trim color or stained.

- b. If you have a screen door, the interior door does not have to match the trim, but must be of a dark color if painted (not white or black).

8. Exterior Light Fixtures:

- a. The front entryway and garage light fixtures must match (no white).

9. Garage Doors:

- a. Must be flat four (4) panel and conform to unit base color.

10. Front Porches:

- a. Must be concrete (no asphalt)
- b. May be stained with the following Behr Semi-Transparent concrete stains:
STC-14 Water Stone, STC-22 Loden or STC-12 Sunbaked Clay

11. Sidewalks:

- a. Must be concrete (no asphalt, paint or stain)

12. Driveways:

- a. Must be asphalt (black)

13. Building Paint Colors:

If purchasing from Sherwin Williams the trim paint codes are:

- a. Trim - Pewter Green (6208), Browse Brown (6012), Gibraltar Blue (6257)

If purchasing from Porter's Paint the paint codes are:

Main color: Tan

BASE 750

B-20

C-39

V-7

Trim Color: Pewter Green

Base 764

B-0-20-0

D-0-43-0

L-7-46-0

W-2-32-0

Trim Color: Browse Brown

Base 764

B-3-15-0

C-2-8-0

M-6-36-0

W-3-10-0

Trim Color: Gibraltar Blue

Base: 764

B-3-34-0

E-0-22-0

M-0-18-0

W-5-18-0