

GUIDELINES FOR MAINTAINING YOUR PROPERTY

The Architectural Control Committee's approval is required for any change in the exterior of a property; no building, fence, wall, or other improvement or structures shall be commenced, directed, placed, moved, altered, or maintained upon any property or Lot within the Association without such approval. (**Article IX, Section 9.03 of the bylaws**)

Contact Truhome Property Solutions to propose any changes to your property and the information will be forwarded to the committee and board of directors.

SIDING (*July 3, 2013 Board Meeting Minutes*)

- (a) It was decided that MaxiTile Fiber Cement Textured boards would be the standard material to be used to replace any siding. This material is relatively inexpensive compared to alternatives, is 5/16" thick by 12' long, has a 50-year warranty, is class A fire rated, and comes factory primed on all six sides. It is available at Menards and Lowes, and the board encourages members to attempt to order it through the other local lumber suppliers.
- (b) A similar Fiber Cement Trim Board manufactured by Plycem is the approved trim board. This product has a 25-year warranty, is class A fire rated, is factory primed, and has texture on one side. The texture side is what must be facing out.
- (c) Cedar siding is still acceptable for those who choose to replace with cedar, so long as the cedar is of the same cut and texture as presently exists.
- (d) Screws or nails must be galvanized or otherwise rust proof
- (e) Tim/Lap replacements are direct replacement cedar, with similar thickness, texture, color as the original or Plycem's Fiber Cement Trim Board, a class A fir-rated textured board with a 25 year warranty
- (f) Caulking must be paintable acrylic latex caulking specifically designated for exterior wood or fiber cement boards.

PAINT COLOR FOR SIDING AND FENCES

Sherwin Williams-Pine Cone A-100 Satin Latex

(Contact Sherwin Williams and ask for Cherry Street Townhouses stain)

SHINGLES (*Members meeting minutes April 8, 2019*)

Atlas Stormmaster Shake Shingles and Atlas signature select roofing system in Highland Brown

Edge vent intake and Ridge Vent exhaust vent-intake vent placed 5 ft. up with cut at 5 ft. 7 in.

Whirlybird Turbine will be used on the remaining 27 building (*Board meeting May 19, 2020*)

PATIO FENCES No higher than 6 ft. and no more than 6 inches breeze way at the bottom

Must allow 2 ft. of grass between fence and sidewalk

WINDOW All exteriors frames of windows are to be dark brown

GARAGE STYLE PS Doors has installed all garage doors so will have the style on record

BRICKS Old Chicago Red Brick (Dave Maszk has been replacing for owners per *fall 2017 minutes*.)

(Phone # 701-740-6881)

Garage Light Fixtures and Bulbs Warm White: GU-24 LED SKU#353-7803 Bright White Daylight: GU-24 LED SKU#353-780 at Menards