

## **Beachwood Villas Condominium Owners Association General Architectural Policies**

This document is intended to guide owners who are planning to replace those fixtures which are their responsibility as specified in Association documents. Please file this policy with your important documents. A copy can also be found online.

### **Condominium buildings**

#### **Doors**

All storm doors **must be** color appropriate to the buildings. The glass style and screen at owner discretion. Board approval is NOT required.

#### **HVAC Systems**

For those owners whose condenser is located on the roof, a crane is required for removal. Crane operators will not be permitted to set up unless they provide protection for the “anchors” to be set in the parking lots. While no Board approval is required, the owner should provide advanced notice in case power shut down involves more than just your unit. Contact the management company (440-937-2800).

#### **Water Heaters and Water Meters**

While no Board approval is required, the owner should provide advanced notice in case water shut down involves more than just your unit. Contact the management company (440-937-2800).

#### **Windows (see Window Replacement Policy for detailed instructions)**

Windows and sliding glass doors **must be** color appropriate to the buildings. Window styles include sliding, casement, awning, and fixed plate glass. The brands include Anderson, Pella, and Sunrise.

**All windows must be approved by the Board prior to installation.**

#### **Miscellaneous**

- Nothing may be affixed to the cement board siding or TechTrim without board approval.
- Nothing may be affixed to the fiberglass railing system on the walkways or lanais.
- Maintenance of open porches (limited common areas) is the responsibility of the individual owner. As a courtesy, please notify the Board of pending work.
- One storage box, which has been approved by the Board, is permitted in the unit owner's parking space. It is to be placed against the wall.

- Nothing may be affixed to the garage pipes or walls

### **Town Home Buildings**

#### **Doors**

All doors (man and garage) must be color appropriate to the building and must be approved by the Board prior to installation.

#### **Windows (See Window Replacement Policy for detailed instructions)**

Replacement windows may be installed. They must be color appropriate to the building. Board approval is required prior to installation

#### **Miscellaneous**

- Owners are responsible for repair and/or replacement of their driveways, garage aprons, sidewalks, crawlspaces, insulation, and patios, which are limited common areas.

### **Condominium and Town Home Buildings**

No structural changes (external or internal) may be made without approval from the Board. Requests must be submitted in writing and will be considered based on guidance from the Association documents and the ORC, section 5311 if applicable.

#### **Note:**

- All contractors are responsible for debris removal. Use of Association dumpsters is not permitted.

### **Marina**

#### **Storage Box**

A container may be placed on an owner's dock. Marina Committee approval is required. The dock box options are

- White rectangular molded plastic or fiberglass box (55" x 30" x 25" high)
- White tri-corner molded plastic or fiberglass box (61" x 33" x 25" high)

**Items needing approval should be submitted in a timely fashion for consideration at the next meeting of the board.**