

**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.

The hours established for contractor work shall be 8 a.m. to 6 p.m. Monday through Friday.

Condominium buildings

Doors

All doors **must be** color appropriate to the buildings. The glass style and screen type are 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 office (419-433-5931).

Water Heaters

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 office (419-433-5931).

Windows (Please refer to the Window Replacement Policy for full details)

All windows and sliding glass doors (where applicable) being installed where cement board siding is in place (north, east, west sides, and the south side sections not under the porch roof) **must be** new construction (installed from the outside) by a contractor who is licensed to work with cement board siding and TechTrim. **There will be no exceptions.**

Windows being installed in areas under the porch roof (where the siding is cedar) may be replacement windows (installed from the inside).

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

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

NOTE

- All contractors are responsible for debris removal. Use of Association dumpsters is not permitted.
- Debris is to be removed on a daily basis from all common areas. This includes sweeping of floors as necessary. Use of drop cloths is highly recommended.
- All construction work on the decks or lanais is prohibited.

- Owners will be responsible for any damage incurred during construction.

Miscellaneous

- Nothing may be affixed to the cement board siding or TechTrim.
- 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

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, and patios, which are limited common areas.

NOTE

- All contractors are responsible for debris removal. Use of Association dumpsters is not permitted.
- Debris is to be removed on a daily basis.

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.

Marina Storage Box

A container may be placed on a sublessee'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)

The Board of Directors meets monthly, usually during the third week. Items needing approval should be submitted in a timely fashion.

Reviewed/Updated 1/15