

GATE POST ESTATES II HOMEOWNERS ASSOCIATION

Architectural and Maintenance Standards and Guidelines

Supplement

ORIGINAL PUBLICATION: 1987, amended June 1989
REVISED: December 2007
SUPPLEMENT: March 2010

The following changes have been suggested by the Architectural Review Board (ARB), and then reviewed, vetted, and adopted by the Board of Directors to clarify the Architectural and Maintenance Guidelines issued December 2007. Please insert the following replacement paragraphs in your copy of the Guidelines.

The following section replaces section 7.23 on pages 10-11 in its entirety. Revised wording is shown in **highlighted text**.

7.23 Door (Front)



Doors shall be operational, in good repair and paint shall not show signs of fading, chipping and/or peeling.



Replacing Doors with a similar style does not require ARB approval.



Alternate style and/or material such as wood stain, with windows or other architectural styles require ARB Approval.

For a change in front door paint color, please refer to the Painting (Exterior) section 7.57.

The following section replaces section 7.32 on pages 12-13 in its entirety. Revised wording is shown in **highlighted text**.

7.32 Garage Doors



Garage door must be maintained in good condition, free of warping, sagging, rotting, cracked panels or cracked windows, and must be kept fully operable. The painted finish on garage doors should be maintained free of chipping, flaking, or substantial fading.



Garage doors that are of the four (4)-row paneled styles in a light, neutral color to match the home's trim color do not require ARB approval. Replacement garage doors may be wood, fiberglass, vinyl clad steel, or other composite material. Replacement garage doors may either have windows or no windows at the homeowner's discretion.



Garage doors that are of any other style than the traditional four-row panel door requires ARB approval.

For a change in garage door paint color, please refer to the Painting (Exterior) section 7.57.

The following section replaces section 7.36 on page 13 in its entirety. Revised wording is shown in **highlighted text**.

7.36 Gutters and Downspouts



Gutters and downspouts shall be kept in good repair. Paint on gutters and downspouts shall not show signs of rust, chipping or peeling. Gutters and downspouts must be free of loose sections, damaged, dented, rusted, or missing sections. Gutters must be cleaned to provide for the proper flow of rainwater and to prevent build-up of debris and growth of mold, mildew, seedlings, etc. Downspouts and downspout extensions should not be placed in a way that causes discharge or erosion on any neighboring property.



Replacement of gutters and downspouts does not require ARB approval if being replaced with the same color as previously installed.



Any color change to gutters or downspouts shall require ARB approval.

The following section replaces section 7.57 on page 15 in its entirety. Revised wording is shown in **highlighted text**.

7.57 Painting (Exterior)



Exterior painted surfaces, including wood trim, windows, doors, garage doors, shutters, foundation walls, etc. should be maintained in good condition free of dirt, mildew, chipping peeling and excessive fading.



Re-painting any area of the exterior in the same color shall not require ARB approval. Any homeowner who is unsure of the exact original color due to fading or dirt accumulation should apply for ARB approval of the new paint color.

The ARB shall approve and maintain a palette of pre-approved traditional colors and paint formulations for trim, front doors and shutters. These pre-approved colors shall be available online and/or as physical samples which can be checked out from the ARB. Re-painting these areas in one of the pre-approved colors shall not require further ARB approval.



Re-painting any area of the exterior in an alternate or non-palette color shall require ARB approval.

The following section replaces section 7.68 on page 17 in its entirety. Revised wording is shown in **highlighted text**.

7.68 Shutters



Shutters must be maintained in good condition, broken or missing shutters should be replaced, loose shutters or shutters having missing fasteners should be repaired. Painted finish on shutters should be maintained free of chipping, flaking, or substantial fading.



Shutters shall be required on all windows where they were located in the homes' original design. Shutters in wood, vinyl, or composite materials are permitted.



Replacement shutters having a different style, profile, or dimension than original shutters shall require ARB approval. **Any change in the color of the shutters shall conform to Painting (Exterior), Section 7.57.** Colors of the home's brick, siding, trim, and front door, as well as surrounding neighbors' shutter colors, should be considered when selecting a new shutter color.

The following section replaces section 7.82 on page 21 in its entirety. Revised wording is shown in highlighted text.

7.82 Windows/ Window Muntins (Grids)



Window panes and window screens shall be kept in good repair with no broken or taped glass or torn screens. Windows must be maintained in good condition at all times. The painted finish on window trim and frames must be maintained in good condition free of chipping, flaking, and peeling.

Windows muntins (grids), where installed, must be maintained in good repair, and be intact without broken, missing, damaged, hanging, leaning, or dislocated sections.

Where window muntins (grids) are installed, they must be uniform on each elevation (side) of the house. For example, if they are in some front windows, they must be in all front windows. Homeowners may opt to remove muntins (grids), particularly in those homes which have original, applied, removable muntins. However, if the homeowner elects to remove muntins (grids), he must still maintain a uniform appearance on each elevation of the house with either all grids in or all grids out including those windows in dormers and gable windows.



Replacement windows are permitted and do not need ARB approval. Replacement windows may have muntins (grids) or no muntins (grids) at the homeowner's discretion. However, replacement windows must adhere to the guideline above of having consistent muntins (grids) per elevation. Replacement window with muntins (grids) must match the original windows in the number, dimension, placement of "lites" (small faux panes created by applied mullions or in-window grids) and maintain the same double hung, two-sash look.



Any replacement windows deviating from these requirements shall require ARB approval.

The following new section shall be inserted after Section 11 on page 23. New wording is shown in highlighted text.

12. PENALTY FOR MAKING MODIFCATIONS WITHOUT ARB APPROVAL

Any homeowner who is found to have made changes to his property without obtaining a Request for Modification approval from the ARB in accordance with Section 5 may be subject to a \$100 fine for each unapproved modification. Only those changes which are documented in section 7 as requiring ARB approval would be subject to such penalty. The fine of \$100 per occurrence is in addition to other remedies outlined in Section 10.