

LA BUENA VIDA II ARCHITECTURAL GUIDELINES

The purpose of these guidelines is to define the specific standards for architectural design for homeowners wishing to make any changes, replacements or improvements to the exterior of their homes at La Buena Vida II, and to set procedures for the approval of such changes. These guidelines are consistent with the La Buena Vida II Declaration of Covenants, Conditions and Restrictions, otherwise known as CC&R's, and the relevant articles are included in the last page of this packet.

Homeowners should submit to the Architectural Committee in writing their request for approval of exterior changes. The committee will have thirty (30) days to either approve or disapprove the plans. If the project is approved, construction must be started within ninety (90) days of the date of the committee's approval. Once started, construction must be completed within ___ days. Any homeowner who makes changes, replacements or improvements to the exterior of their home and does not follow these procedures will be found in Violation of the CC&R's, and will subject to fines accordingly.

Front Doors

* With regards to the upcoming paint project, all front doors will be painted with the current paint scheme, with the exception of stained solid wood doors **which are in good condition**. Any solid wood stained door that is not in good condition will be looked at in a case-by-case basis and the homeowner will be notified if their door needs to be painted using the current paint scheme. Otherwise, it could be stained according to the CC&R Architectural guidelines, at the homeowner's expense. Acceptable stain color is maple (see example picture).

* When replacing existing doors, see attachments for design acceptability. Material can be solid wood or synthetic. Any approval of new doors in between paint projects will need to be stained (solid wood only - see guidelines listed above) or painted using the current paint scheme, at the homeowner's expense. Please notify the management company to obtain a paint sample.

* All front doors need to be maintained according to CC&R Architectural guidelines. Any homeowner who has a front door that is in disrepair will be asked by the CC&R Architectural Committee to replace or repair it, at the homeowner's expense.

Screen Doors

* New or replaced security screen doors should be ebony or dark brown in color. New or replaced aluminum "bug screen" doors are acceptable, as long as they are ebony or dark brown in color.

Windows

* See attachments for design acceptability and size. White, cream or aluminum frames are acceptable colors.

Patio covers and Gazebos

* Permanent, standard attached aluminum or free standing wood only per CC&R Architectural approval. LATTICE WORK OF ANY KIND IS NOT ALLOWED. During the paint project, certain patio coverings that are taken down in order to paint the building will not be put back up due to unacceptable design specifications. Gazebos and sun shade umbrellas are acceptable. All patio covers, new and existing, must be maintained by the homeowner.

Front Stoops

* When replacing or adding tiling, the tiles needs to be of a skid resistant material. The material needs to be a light shade or be similar in color to the concrete leading up to the front stoop (see attached example). CARPETING OR PAINTING THE FRONT STOOPS IS NOT ALLOWED. During the upcoming paint project, those front stoops with old paint will be power washed to remove it.

Security bars and roll-up devices on windows

* NEW SECURITY BARS OR ROLL-UP DEVICES ARE NOT ALLOWED ON WINDOWS. Those that are already in place can remain, until such time as they should become in disrepair, and at that point they should be permanently removed.

Back Fences

* Those homeowners with two story units who wish to replace their back fence will do so by using solid block or chain link with slats, with CC&R Architectural approval (see attached examples). The slats need to be cream or puddy colored. All homeowners need to keep their fence in repair. Those homeowners with fences found to be in disrepair will be asked to replace or repair them at the homeowner's expense.

Outdoor plants

* Bushes, plants, climbing vines and trees must be kept away from the wood on the buildings. There are some in the complex which will need to be trimmed back or taken down entirely in order to paint either the brick or the existing wood.

Relevant Articles from the La Buena Vida II Declaration of Covenants, Conditions and Restrictions (otherwise known as CC&R's):

Article VII states "No exterior additions, or alterations to any building nor changes in fences, hedges, walls and other structures shall be commenced, erected or maintained until the plans and specifications showing the nature, kind, shape, height, materials, location and approximate cost of same shall have been submitted to and approved in writing as to conformity, and harmony of external design and location with existing structures in the property by an architectural committee composed of the Board of Directors of the Association, or by a representative designated by the Board of Directors. The members of such committee shall not be entitled to compensation for services performed pursuant to this paragraph, in the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with."

Article VIII states "The Association, or its duly delegated representative, shall maintain and otherwise manage all property up to the exterior building lines and patio enclosures, including, but not limited to, the landscaping, parking areas, streets and recreational facilities, roofs, gutters, common elements and exteriors of the buildings located upon the above described properties (except windows of townhouse units and exterior door and window fixtures and other hardware), and such additional maintenance of the buildings as the Board of Directors shall from time to time determine to be in the best interest of the Association and the Co-Owners and shall maintain and otherwise manage and be responsible for the rubbish removal of all areas within the above described property. The Board of Directors shall use a reasonable high standard of care in providing for the repair, management and maintenance of said property, so that said townhouse project will reflect a high pride of ownership. All maintenance and repair of the individual townhouse units shall be the sole obligation and expense of the individual unit owners, except to the extent the exterior Maintenance and repair is provided by the Association."

La Buena Vida II

Body Color: Dunn Edwards - DE 6136 Terracotta Sand

Trim Color: Dunn Edwards - DE 6130 Wooded Acre

Door Color: Dunn Edwards - DE 6231 Shaker Gray