

SEA PALMS COLONY CONDOMINIUM ASSOCIATION ARCHITECTURAL STANDARDS

Please be advised that pursuant to the Declaration of the Sea Palms Colony Condominium Association no owner, occupant, lease or leaser, or any other person may make any exterior change, alteration, interior structural change, or construction. Nor may they erect, place, or post any sign, object, light, or thing on the exterior of the building or any common element without first obtaining the written approval of the Board of Directors. The only exception is a small American flag or Holiday decoration.

1. GENERAL RULES

- a. Contact the Board of Directors in writing for their written approval BEFORE proceeding on significant proposed remodel work. The exceptions to this rule include painting, flooring, cabinetry, toilet replacement, water faucets, appliances, ceiling fans, ceiling scraping, window treatments, or replacement of lighting fixtures. ANY changes to plumbing, hot water heaters, HVAC, framed walls, main flooring system, electrical wiring, or ceiling systems must be requested in writing and approved.
- b. Remodel projects must be completed within 4 months from beginning date. If the project extends beyond this period BOD written approval to proceed will be required.
- c. Any contractor work or home project involving noises such as hammering, drilling, or sawing shall not start before 8am and must end no later than 6pm. There will be no loud work noise allowed on major holidays including Easter, Thanksgiving, Christmas Eve, or Christmas Day. Sunday loud noise is not allowed before 12:30pm and must also end no later than 6pm.
- d. All construction debris must be removed at the owner's expense on a weekly basis.
- e. Construction materials may not be stored on the common property of the association. This includes the upstairs storage hallways, the upstairs attic access area, and the trash rooms. Owners may store construction materials inside their condo or inside their storage room in a way that is not visible from the exterior.
- f. Paint brushes, rollers, paint pans and cans, and other washable remodel or construction items are to be washed outside at either of the four buildings spickets. Wash area is to remain clean and show no evidence of use. If a nearby condo is splashed or damaged by paint the renovating unit owner is required to clean it after completion of the project.
- g. All costs involved with porch enclosures or the installation of new windows, doors, lock sets, etc. and the upkeep and maintenance thereof are the sole responsibility of the unit owner.
- h. Any damage incurred to the building caused by the action or inaction of an owner, contractor, worker, or tenant to the inside or outside of the condominium or to railings or balcony railings or exterior carpet is the responsibility of the owner to pay to repair or replace the damaged portions. A special assessment may be levied if necessary.
- i. The Association is not liable for any damage incurred to materials used within a proposed project. All changes to the building structures including enclosures, new doors, and new windows become limited common elements and cannot be removed or altered without the BODs approval in writing.

j. Any window or door replacement including porches and sunrooms must maintain existing materials in place until new windows or doors are on site.

2. DRAIN LINES

a. All water lines supplied to toilets, sinks, washing machines, and ice makers must be made of braided stainless steel.



b. The condensate and drain lines for replacement or newly relocated HVAC or hot water heater systems shall not be run across common areas such as covered walkways or down the side of the building. The existing lines for a new system must be used. Hot water heaters must have a catch basin and a drain. Top floor secondary drain lines shall be run to the eave on the balcony side of the building. All units must remove old unused hot water heaters and HVAC units rather than leaving them in the attic or any common space. First floor units must use the drain lines that currently exist. Relocated air handlers moved to secondary door areas must have lines professionally cleaned and install a pump.

3. PORCHES

a. Enclosed porches must maintain the size and shape of the entire screened porch.

b. First floor porches are to be enclosed with sliding glass doors as per specs listed herein that fully cover the openings OR solid thermo-paned glass panels with white vinyl or fiberglass frames.

Slider doors on the first floor porches are approximately 58" wide, 80" tall.

c. Second Story porches must be enclosed with thermo-paned glass panels with white vinyl or fiberglass frames.

Group of 2 windows on second story porch/sunroom are approximately 36" wide, 80" tall. Group of 3 windows approximately 41" wide, 80" tall.

4. UNIT HOUSE NUMBERS

a. House numbers are to be black, centered between the upper two door designs and match the existing Colony style and size.

3.5" HY-KO Die-Cast Aluminum in black

5. KICKPLATES

a. Kickplates must be 8"X 34" aluminum and installed on both front doors if required to cover damaged wood. They are to be either black or bronze.

6. DOORS AND LOCKSETS

a. Front doors are solid wood. Owner replacement of the main front entry door must exactly match the door pattern that currently exists. The door color must be maintained with the existing color.

Sherwin Williams City Loft

b. The color of the shutters must also be maintained with the existing color.

Sherwin Williams Charleston Green

c. The original front door hardware should be kept or repaired, if possible. Approved replacement handsets and deadbolts are as described below.

1. Schlage Plymouth F58PLY622 or 2. Kwikset Dakota 687-DALIP-11P or 3. Kwikset 96870-100 Belleview Handle or 4. Schlage J series Paris or 5. Westlock Hilcrest Premiere Essentials 02810-1G1FR2D. Color should be bronze or black.



7. KEYLESS ENTRY LOCKS

a. Keyless entry locks must also be black or bronze and the options are below.

1. Schlage Plymouth FE575PLY716FLA Electronic door lock with Flair Door Lever and Flex lock. Or
 2. Kwikset 917TNL-11P Tustin Smart Key single cylinder keypad entry.



8. SECONDARY DOOR

a. Secondary doors must be exterior grade, solid core, and flush flat panels. This door may be steel or a special ordered louvered solid core wood door (four panel louver design with 1.250" deep fixed louvers) to match the existing design. Doors must be painted with the existing color.

Sherwin Williams City Loft

b. Carport doors must be exterior grade, solid core, and flat paneled. Door must be painted to match existing Colony door color and hardware used as specified herein.

c. Secondary door and lockset replacement should be Schlage: F51APLY716 Plymouth or non-locking Plymouth F10PLY622 or equivalent for pairing with keypad deadbolt or louvered door in Bronze or Black.



d. Carport storage doors knobs must be black or bronze.

9. WINDOWS

a. Windows shall be sliding windows, fit exactly the size of the existing, rough opening, and measured by a professional installer.

b. Sliding Windows with half Screens are white vinyl or fiberglass, thermo-pane glass, clear view with no grids. Decorative windows are not permitted.

- c. No existing windows can be enlarged, or new window openings created on the building.
- d. Approved Colony windows and sliding doors are sold by Pella Windows, Home Depot, and Window World.

The window by the front door is 71" wide, 47" tall. It must have 2 glass panels each measuring 32.5" wide and 42.5" tall.

The kitchen window must be 69" wide, 45" tall. It must have 2 glass panels each measuring 31.5" wide.

The main bedroom window must be 69" wide, 45" tall. It must have 2 glass panels each measuring 31.5" wide.

The guest bedroom window must be 35" wide, 45" tall

Note* If there is difficulty finding the exact measurements with the approved manufacturers owners must contact the BOD to discern if the replacement is acceptable.

10. SLIDING PATIO AND BALCONY DOORS

- a. Sliding patio and balcony doors are triple paneled, white vinyl or fiberglass, clear view, thermo-pane glass doors without grids.
- b. All sliding doors must have working hardware.
- c. Sliding patio and balcony doors must maintain the size and shape of the entire door opening. Sliding glass doors must fully cover and fit exactly the size of the existing rough opening and be measured by a licensed professional installer. Specs must be approved by the BOD prior to replacements.

The patio or balcony slider must measure 118" wide, 78" tall. It must have 3 glass panels each measuring 32" wide, 69" tall.

11. MAIL WALL BOXES

In the event of a necessary agreement between the owner and the United States Postal Service, a mail wall box may be added to the main entry door.

- a. The mail wall box must be plain white with no numbers, stickers, or any form of decoration.
- b. The mail wall box must be constructed of aluminum or steel.
- c. The mail wall box must have a flap and frame.
- d. The mail wall box must be installed on the main door frame line that is level with the door handle

e. Mail wall box options are below.

1. Architectural Mailboxes Woodlands White Medium Steel Wall Mount Mailbox (Home Depot)



2. KYODOLED Wall Mount Mailbox Large Capacity (Amazon)



12. SECURITY CAMERAS

In the event a resident installs a security (Ring) camera on the exterior of the condo

- a. The camera must be a temporary installation by using adhesive.
- b. The camera must be installed (temporarily using adhesive) on the door shutter.
- c. The camera must be a dark brown or black color.
- d. An example of a mounted (Ring) camera is below.

