

GREEN MEADOWS NORTH TOWNHOME ASSOCIATION

Architecture Committee

Committee Members (9/2021)

Jack Gooding, 8824 Denton Pl/515-321-9893

Ted Lockwood, 6532 Cheslie Ct/515-371-1142

Mission Statement:

To provide recommendations and information to the Green Meadows North Townhome Association Board of Directors regarding maintenance and upgrades to building exteriors, concrete and other areas of Association responsibility in order to promote enhancement of property owner values, responsible care of Association assets, and aesthetic balance of the Association's exterior appearance.

Responsibilities:

1. Periodically, usually twice per year (April & September), walk through the property and grounds to observe the status of the exterior of the buildings, driveways, streets, sidewalks, and other items looking for wear and tear, including areas of damage, or possible future maintenance issues.
2. In cooperation with the management company, (SCRES), assist the Board of Directors to prioritize capital expenditures considering budget and reserve constraints regarding the replacement, repair, or capital improvement of exterior surfaces of the living units as well as the replacement of repair of any driveways, streets, sidewalks stoops, or patios.
3. Review and make recommendations to the Board of Directors regarding written proposals from homeowners for changes and additions to buildings, decks, or other structures.

This review will include:

- Compliance with current covenants, conditions, restrictions, and the bylaws of the GMNTHA.
- Harmony with the other visible surrounding structures.
- Impingement on neighbor's spaces or views.
- Verification of easement locations or potential conflicts.

4. Monthly deadline for plan/variance submission will be by the 20th of the month. If a plan cannot be decided upon by the current month's Board of Director's meeting the Committee can still make an informed decision before the next monthly meeting. Phone or Internet communication can be utilized to the Board members for a vote in time sensitive situations.
5. Once a submitted plan/variance has been approved by the Committee it must be started within 90 days of the Board's approval date. If it is not, then the plan/variance must be resubmitted for Committee review to report to the Board on the circumstances why the work has not been started. Then the Committee will either reapprove or deny approval based upon the specifics of the situation (This is to prevent approval but then no action "until next month or year". This allows the Committee to monitor approved projects to completion.) Projects should be completed in a timely manner to avoid unsightly or timely delays within the Association for other residents.
6. The Committee members will provide on-site inspections of work in progress to ensure the plan/variance is completed without unacceptable alterations and as an assist to the Association Manager communications concerning the specific project.

BOARD OF DIRECTORS PHILOSOPHICAL GUIDELINES FOR
MAINTENANCE AND ALTERATION OF THE COMMON AREAS

The Members shall not alter the condition of exterior common elements. The Association may allow certain deviations when, in the Board's opinion, it would result in an improvement and when those same improvements would be an allowable improvement for every Member, as applicable. The Board will consider the homogeneity of the Association property, the perpetual maintenance of the area, and enhancing the overall appearance of the area.

Structure Common Elements

Proposed architectural changes and additions shall be reviewed by the Architecture Committee and approved by the Board. Generally, no change shall occur to the structure's exterior. This would include affixing any item to the siding or on the entry columns immediately adjacent to porches and decks or any new penetration of or anchorage into the roof. The appearance, color and finish of doors and windows may not be changed. Specific guidelines are developed for exceptions such as satellite dishes.

Other Architectural Elements

Proposed architectural changes and additions shall be reviewed by the Architecture Committee and approved by the Board. Generally, no changes or additions are allowed to architectural elements such as decks, patios, porches, fences, screens, trellises, posts, awnings, retaining walls, and similar items of architectural nature. The Board shall consider allowing an exception only when proposed changes or additions conform to the overall appearance, style and character of the existing architectural elements and buildings. Deck and patios are the responsibility of the Member to maintain, and the Members may add such additional accoutrements as they deem appropriate for their enjoyment but shall not make any material alteration unless specifically approved by the Board. Decks and patios shall generally be similar in size and location relative to the unit as all other decks and patios in the Association.

Landscape Common Elements

Proposed landscape changes and additions shall be reviewed by the Landscape Committee and approved by the Board. Generally, no change shall occur to the basic landscaping elements that currently exist. The repetition of landscaping elements such as spirea, yews, and buckthorn provide of an attractive overall appearance and attractive individual entries. Landscape changes and additions may be permitted as detailed in the Landscaping Rules and Regulations in specific landscape areas immediately adjacent to the entryways of the units.

Consistency and Other Limitations

The Association shall enforce restrictions and regulations on the color, style, type, finish, and material of elements in order to ensure consistency and homogeneity of appearance from unit to unit and building to building. Generally, no changes shall be allowed that would materially alter the appearance of any unit's facade that is adjacent to or directly visible from a public street.

Association Concerns

No material change shall be approved that necessitates additional maintenance expense on the part of the Association or that alters the overall appearance and character of the townhomes. Association review and approval of changes is only for conformance with Association covenants, bylaws, rules, and regulations. Review and approval by the Board of Directors or by any committee thereof does not constitute approval of safety precautions, structural integrity, required permits, or conformance with local and state laws regarding construction, zoning, easements, and all other legal restrictions, all of which remain the responsibility of the Member.