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*	Window Replacement - All window replacements must be preapproved by the Architectural committ								50
*	Grills - Propane gas grills and charcoal grills are permitted.								51
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*	<b>CPTOA Board has final approval on anything having to do with Blanket Approvals.</b>								53
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	<b>Note: Structural work in a home unit can only be performed by a licensed, insured and bonded</b>								55
	<b>professional in the applicable trade. Examples: concrete, roofing, garage door installations,</b>								56
	<b>casement window installations.</b>								57
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	An exterior structure is any significant non-landscaping feature located outside of the home and within ea								62
	view, including, but not limited to, privacy fences, storage areas, and decks. All exterior structures are								63
	subject to the approval of the committee. The process of approval is governed by Article 8 of the Declara								64
	These guidelines are to provide more information than given in the By-Laws. Each situation will be handl								65
	on an individual basis.								66
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	Certain structures may not be allowed, such as sheds or swimming pools, including hot tubs. A small chil								68
	pool, which is easily removed and used for a short period of time, shall be allowed. These small pools mu								69
	removed each evening if they are placed on the grass. Nothing will be allowed								70
	to be attached to the exterior walls of a unit not belonging to the applicant. Other request will be handle								71
	individually and when approval is granted, approval shall be in writing from the CPTOA Board.								72
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	Examples of exterior structures that are permissible but subject to approval are:								74
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*	Patio Privacy Fences - Limited to a height of 6 ft. The fence must be constructed of rough sawn cedar								76
	composite material. ( No chain link ) The design should be board on board to look nice on both sides								77
	the fence. The fence should not be longer than 12 feet. (With the exception of building 8, which has								78
	limit of 18 feet due to the expansive backyard) The poles should be capped with a pyramid-like cap.								79
	All other requests and submissions will be handled by the CPTOA Board.								80
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*	Decks - Should be level and raised no more that 1 foot ( or close). The railings should be constructed								82
	of rough sawn cedar or a composite material. Steps should be provided in accordance with Village of								83
	Winfield regulations. A building permit may be required.								84
*	Miscellaneous Fences - Allowed for pet containment or to hide air conditioners. These fences should								85
	should be of similar material as listed above and no more than 3 ft. high. *** Must have board appr								86
	and submit plans to the architectural and landscape committee. These fences could be a wrought iro								87
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	All exterior structures, existing or proposed, should conform to the color requirements of the								89
	building involved.								90
	Specifications of a proposed project may be hand drawn as long as an adequate explanation is provided.								91
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	<u>Guidelines for Other Exterior Enhancements</u>	94
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*	Antennas - No radio or television receiving or transmitting antenna or external apparatus shall be installed on any lot or building. Individually owned or rental satellite dishes are acceptable but they must not be attached to a roof. They may be attached to a chimney. These should not be visible from the front of the buildings if possible.	96 97 98 99
*	Awnings - Awnings are prohibited.	100
*	Exterior Lighting - Malibu lights will be permitted to illuminate any patio, deck areas, or existing flow bed. All lights shall be no more than 1 ft. above surface level, white light, a minimum of 3 feet apart and must be black. All wires shall be installed underground or below deck to avoid interference with ground maintenance. Lights lining driveway beyond 3 ft. of front of garage are not permitted.	101 102 103 104
	<b>All other exterior lighting must be approved by the CPTOA Board.</b>	105
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	<u>Guidelines for Additional Landscaping</u>	108
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	<b>NOTE: ALL HOMEOWNERS ARE RESPONSIBLE FOR WATERING NEW LANDSCAPING IN THE FRONT OR SIDE OF THEIR UNITS. ALL PLANTING THAT DIE BECAUSE OF NON-WATERING WILL BE CHARGED TO THE UNIT HOMEOWNER.</b>	110 111 112
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	The committee must approve all additional landscaping. In planning landscaping, these trees and shrubs been suggested by the landscaper:	114
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	Green spire Linden	117
	Bradford Pear	118
	Crabapple	119
	Dwarf Burning Bush	120
	Gold flame and Snow mound Spirea	121
	Miss Kim Lilac	122
	Alpine Current	123
	Viburnum Dentatum	124
	Red twig Dogwood	125
	Potentilla	126
	Sargent Juniper	127
	Austrian Pine	128
	Norway Spruce	129
	Thornless Hawthorn	130
	Colorado Spruce	131
	Densi Yew	132
	Stella De Oro Daylilies	133
	Hosta	134
	Boxwood bushes	135
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	Note - All items above are to be used as a guide. If there is a problem by the homeowner using one of the above list, then a proposal is to be given to the Landscape committee and final approval to be given by the board. The current contractor doing work at Chelsea Circle Townhomes may also have suggestions regarding the replacement of junipers with other approved landscaping schemes.	137 138 139 140
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The above guidelines are not cast in stone. Changes in these guidelines may happen and that is the reason			142
we call them guidelines.			143



