

# CAREFREE SAN CARLOS CONDOMINIUM ASSOCIATION, INC.

## ARCHITECTURAL GUIDELINES RESOLUTION

WHEREAS the regulatory documents comprising the condominium plans originally defined by the project developer in the Enabling Declaration Establishing a Plan for Condominium Ownership (Declaration of Restrictions) charges the Board of Directors with powers and duties for establishing and enforcing rules and regulations of the Association; and

WHEREAS, to carry out such duties for establishing rules and regulations; and the Association is charges with the architectural control of the units;

NOW THEREFORE, BE IT RESOLVED THAT the following policy is established to control exterior additions at Carefree San Carlos Owners Association:

Individual unit ownership within the Carefree San Carlos Condominium project is limited to the area bound by the interior surfaces of walls, floors, ceilings, windows and doors. **ALL CHANGES TO THE EXTERIOR OF BUILDINGS AND GROUNDS MUST BE APPROVED IN WRITING BY THE BOARD OF DIRECTORS PRIOR TO IMPLEMENTATION.** Unauthorized additions will be subject to removal at the owner's expense.

All contract arrangements for installation and maintenance of authorized exterior additions must be accomplished by individual owners, the Board of Directors assumes no responsibility in this regard. After start of construction, the work must be completed within fifteen (15) days. If individual owners fail to maintain exterior additions in accordance with reasonable standards of appearance, the Board of Directors may accomplish required maintenance or arrange for the removal of the addition at the owners expense.

Each written request for approval of planned exterior addition must include the following information: 1.) General description (including color); 2.) Sketch, photograph, or sales brochure illustration; 3.) Type of materials to be used; 4.) Name and contact information of company or individual who will accomplish construction work. 5.) Copy of city permit (if applicable).

A standardized form is available for use in requesting approval of planned architectural changes. Copies of the form may be obtained by contacting the Association office at (619) 582-7779 or [kim@cschoa.org](mailto:kim@cschoa.org).

In order to provide for accomplishing individual unit exterior additions in accordance with the standard of quality and uniformity of style, compliance with the following restrictive provisions is mandatory:

**AIR CONDITIONERS:** The installation of air conditioner units in windows or on roofs is not permitted. Units have to be installed through-the-building provided that satisfactory appearance is maintained. Exterior ducting and cabinet surface must be of suitable color to match the building finish. Air conditioning units should be of the slide-out chassis type, permitting removal of interior assembly for repair without disturbing the exterior cabinet structure. Air conditioners may not be installed in the front of any structure, only the sides and rear area with the exception of the upstairs units if the air conditioner is located to the side of the front door.

**PATIO COVERS:** Patio covers should be of attractive appearance (style and color) within each building. Covers may not extend beyond individual patio enclosure. Adequate drainage must be provided to assure that run-off water is not dumped into neighboring patio areas. The color of the cover must be selected to blend reasonably well with the building. The remainder of the patio cover, such as posts, etc., must be painted the dark brown trim color.

**BALCONY COVERS-UPSTAIRS UNITS:** The appearance of balconies and windows is readily noticeable to residents throughout the project. Special attention must be given to the styling and type of materials permitted in these areas. Only wood or above average quality is acceptable. The wood must be painted the dark brown trim color. Styling will be determined as each proposed addition is submitted for consideration. Awnings and shade cloths are prohibited.

**SECURITY DOORS:** Security doors are permitted in black ONLY. Screen doors are prohibited. Care must be taken when installing the door so as not to damage the door frame. Upkeep of the screen door is the responsibility of the owners and it must be maintained in good condition. Security doors in disrepair will be cited. A picture of the security door must be submitted with the application.

**CARPORT CABINETS:** Additional cabinets may be installed in the carports beneath existing cabinets, provided that acceptable standards of workmanship and appearance are maintained. Quality must be equivalent to that of existing cabinets. The finished enclosure must be painted to match the existing carport paint color.

**WINDOWS/WINDOW FRAMES:** Windows may be replaced with vinyl frames. Windows with vinyl window frames are approved ONLY as follows: The vinyl frame color for the buildings which have been painted with Canvas Cloth or Beachcomber must be almond/off white and the vinyl frame color for the buildings painted with White must be white. "Pop-out" windows and French windows are not permitted. The only accepted style is the slider type. A brochure illustrating the color and specifications of the windows and frames must be submitted with the request.

**WASHER/DRYER:** The installation of washers and dryers is not allowed in any unit. The existing units are grandfathered in.

**EXTERIOR LANDSCAPING:** Owners may not plant in the common area grounds without obtaining prior written permission from the Board of Directors in adherence to the guidelines required of an Architectural Change Request. The association is not responsible for damage to any plants or replacing any plants which have been planted by Owners.

**REAR PATIO AREAS:** Nothing is to be constructed or planted in the rear patio area without the prior written permission of the Board of Directors in adherence to the guidelines required of an Architectural Change Request. The unit owner is solely responsible for the maintenance of all plantings in this area. Care must be given that neither construction nor plants be implemented which will result in damage to irrigation lines or the structure in any way. Spas, ponds, etc. are prohibited in the rear patio areas. Unit owners are responsible for any damage resulting from construction or plant material in this area.

**SATELLITE DISHES:** See the Satellite Dish Resolution for requirements.

The Architectural Change Requests will be approved at the regular bi-monthly Board of Directors meeting. Therefore, all necessary paperwork must be submitted to the Association Manager no less than one week prior to the Board meeting.

**NO EXCEPTIONS WILL BE MADE TO THIS RESOLUTION.**

Date: October 19, 2017



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Pete Colonelli, President  
Carefree San Carlos Condominium Association, Inc.