

## HILLSDALE COMMUNITY ASSOCIATION

### Amendment No. 1 to Architectural Guidelines

**WHEREAS**, Article VII, Section 1(a) of the By-Laws ("Bylaws") of Hillsdale Community Association ("Association") grants the Board of Directors ("Board") power to adopt and publish rules and regulations governing the personal conduct of Association members and their guests and to establish penalties for the infraction thereof; and

**WHEREAS**, Article VI, Section 5 of the Declaration for Hillsdale Community Association ("Declaration") provides that the Architectural Control Committee ("ACC") may from time to time publish and record statements of policy, standards, guidelines and establish such criteria relative to architectural styles or details, fences, colors set-back, materials or other matters or other matters relative to architectural control and the protection of the environment, as it may consider necessary or appropriate;

**WHEREAS**, the Association previously adopted Architectural Guidelines and Standards ("Architectural Guidelines") to outline guidelines, standards, and rules and regulations for maintaining and enhancing the appearance and character of the Association; and

**WHEREAS**, the Board is serving as the ACC or has formed an ACC and deems it necessary and desirable to update the Architectural Guidelines for the community.

**NOW, THEREFORE, BE IT RESOLVED THAT** the following amendments to the Architectural Guidelines are hereby adopted by the Board.

1. Section VII.1 shall be amended to add the following standards: "Fences shall not have gaps or missing or loose boards. Fences shall not be split or decayed. Fences shall be free of mildew. Fences shall be secured upright – they shall not be leaning or falling."
2. Section VII.3 shall be amended to add the following standards: "Decks shall not have gaps or missing or loose boards. Decks shall not be split or decayed. Decks shall be free of mildew. Decks shall be secure – they shall not be leaning or falling."
3. Section VII.5 shall be amended to add the following standards: "Frames shall have no visible splitting or decayed wood. Storm doors shall be in good working order and condition at all times. Window screens shall be securely fastened at all times. Screens shall be free from rips, tears and holes. Mullions (plastic dividers) on double windows shall be securely attached. Window seals shall be maintained and replaced as necessary to prevent moisture and water infiltration."
4. Section VII.9 shall be amended to add the following standards: "Exterior door and shutter paint shall not be faded. Siding shall be securely attached and shall not be loose or missing. All siding shall be free of mildew and discoloration. Siding shall be consistent in style and color throughout the residence. Exposed foundation shall be painted in an appropriate color (white or tan). Paint shall be clean and not peeling."

5. Section VII.15 shall be amended to add the following standards: "Gutters shall be securely attached to the house. Gutters shall be free of debris, leaves, twigs, etc. There shall be no substantial discoloration or damage to gutters. Splash-blocks and drain pipes must be secure and in place at all times."
6. Section VII.16 shall be amended to add the following standards: "Air vents, ducts, aluminum collars, and ridge vents should not be loose or missing. Exhaust fans shall not be broken or missing. Owners should regularly inspect exhaust fans to ensure that birds are not nesting and take remedial action as necessary."
7. Section VII.21 shall be amended to add the following standards: "Landscaping beds shall be distinguishable, mulched and free of weeds. All shrubbery shall be pruned and trimmed. Tree branches shall be trimmed and not hanging low over sidewalks, common area or neighboring properties. Lots shall be mowed and dead growth and trash removed."
8. Section VII.23 shall be amended to add the following standards: "Exterior lighting fixtures shall not be damaged or broken."
9. Section VII.25 shall be amended to add the following standards: "Lead walkways shall be in good condition. If sealant is applied, it should be in good condition (i.e., not peeling). Lead walkways shall be free of debris and mildew."
10. Section VII.29 shall be amended to add the following standards: "Porches shall be in good condition. If sealant is applied, it should be in good condition (i.e., not peeling). Porches shall be free of debris and mildew. Front porch railings shall be rust free, or, if wooden, be rot free, and painted with an approved color."
11. Section VII shall be amended to create a new Section 30 as follows:  
  
    "ROOFS.  
  
    Shingles shall not be missing nor visibly damaged."
12. Section VII shall be amended to create a new Section 31 as follows:  
  
    "TRIM.  
  
    All trim (including, but not limited to, rake boards, eaves, fascia, dental trim, bay windows, porch columns, rails, canopies, and chimney caps) shall not be splitting, warped or loose. There shall be no peeling paint or wood decay. Trim shall not be missing. All repairs to trim shall be professionally executed. Trim paint colors shall be uniform. All aluminum wrap must be done in a professional manner."

13. Section X.4(c) shall be amended to add the following standard: "Satellite dishes and wires shall remain secure at all times."

**EFFECTIVE DATE:**

This Amendment No.1 to Architectural Guidelines shall be effective thirty (30) days after the date of adoption listed below.

This Amendment No.1 to Architectural Guidelines was duly adopted this 27<sup>th</sup> day of July, 2016, by the Board of Directors.

**HILLSDALE COMMUNITY ASSOCIATION**

By: Larry Mikesell  
Larry Mikesell, President

**CERTIFICATE OF MAILING**

I hereby certify that a copy of this Resolution was mailed to all owners at their addresses of record this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Managing Agent

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Directors of the Hillsdale Community Association

held 27 July 2016.

Motion by: Paras Kaul Seconded by: James Carlson

	YES	NO	ABSTAIN	ABSENT
<u>Larry Mikun</u> President	X			
_____				X
Vice President				
_____				X
Treasurer				
<u>Nancy Larson</u> Secretary	X			
<u>Mondelex</u> Director				
<u>John</u> Director	X			
<u>Judith Paras Kaul</u> Director				

James Carlson

ATTEST:  
Nancy Larson 7-27-2016  
Secretary Date

Resolution effective: 27 August, 2016.

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