

VILLAGE WALK TOWNEHOMES ASSOCIATION

Architectural Rules/Garage Door Replacement

August 21, 1999

Dear Homeowners:

The CC&Rs of the Association provide for architectural control over the appearance and maintenance of the exterior of units. This control helps to ensure conformity and harmony of exterior design throughout our complex. Any planned alteration to the exterior of your unit must receive Architectural Committee or Board of Directors approval before work commences (Article VI, Section 1). Failure to obtain approval will result in a stop order being issued against any work in progress, and may result in fines or other actions.

To aid you in receiving architectural approval, the Association has developed an Architectural Approval Form (attached). Before beginning any project, please submit a completed form to Tom Goochey, Architectural Committee Chairperson, at 2905-I S. Fairview, Santa Ana, CA 92704. If you have any questions, you may contact him at 714 557-6079. You should receive a response within thirty days.

Recently, the Board of Directors has received several inquiries regarding the repair or replacement of garage doors. As you should be aware, such work is a homeowner responsibility, and due to the age of the tract, many doors are now in need of it. To guide you in this process, the Board is pleased to announce that it has adopted a standard for the replacement or repair of garage doors.

GARAGE DOOR REPLACEMENT GUIDELINES

Material Choices

- 2" x 3" wood frame; 3/8" - T-111 exterior wood facing with 8" on center grooves.
- Sectional metal roll-up door; plain wood grain finish; no raised panels or windows.
Note: If door-frame size needs alteration (height or width), you must submit a drawing or plan of alteration showing old and proposed new dimensions.

Permissible Options

- Air vents: metal screen or metal louver type.
- Handles and lock latches.
- Bottom weather-strip

Painting Requirements

- Painting must be completed no later than one (1) week after repair/installation.
- Bottoms and edges (sides) of door must be painted.
- All doors must be primed prior to application of finish coat of paint. Homeowner must supply primer (suggested: Vista "White" Uniprime).
- Association will furnish paint for finish coat upon request.

Service

Listed below are local contractors who have previously performed work satisfactorily in Village Walk. Please see the Yellow Pages for additional garage door contractors. The Board of Directors does not endorse any particular company or contractor. These references are provided solely for your convenience. Always investigate any company or person with whom you conduct business.

True Pro Garage Door Service	714-903-8017
Uplifting Garage Door Service	714-915-2101

It is anticipated that these standards will help homeowners with the replacement or repair of their garage door. Please remember that you **must** obtain architectural approval **prior** to beginning any such project.

Sincerely,

The Board of Directors

**VILLAGE WALK TOWNEHOMES ASSOCIATION, INC.
REQUEST FOR EXTERIOR CHANGE OR ADDITION**

Instructions: Owner shall complete Part I of the application and submit it to the Architectural Committee for review and approval.

PART I

Name of Unit Owner: _____ Date: _____

Unit Address: _____ Phone No. _____

Description of Requested Change/Addition: _____

Items Attached: Plot Plan Rendering Cross Section
 Photos Floor Plan Exterior Elevations
 Other _____

Applicant attests that he/she has a copy of the CC&R's and By-Laws and that if an improvement is approved, he/she is not relieved from having to obtain any and all necessary permits as required by law (including, but not limited to Santa Ana City Code). Governing documents may be obtained on our web site, www.villagewalk.org (library section) or from our property manager at 714 665-2900. Applicant agrees that any physical damage to his/her unit, any adjacent unit, or any community property as a direct or indirect result of the afore described work whether caused by the homeowner, resident, contractor or any other person or company caused by a homeowner or its resident or agent to perform the work, will be the sole liability of the applicant.

I have read and understood this form. I also understand that any variance whatsoever must be approved by the Board of Directors, and I agree to all of the aforementioned terms and conditions.

Owner's Signature: _____ Date: _____

Work to be performed by: Owner _____ Other (Name): _____

ARCHITECTURAL CONTROL COMMITTEE

PART II

Received by committee: Date: _____ By: _____

Permit Required: Yes No

Owner shall provide committee with a copy of any and all permits required by any government agency (specifically, but not limited to, the city of Santa Ana) prior to commencement of work.

The above request is: Approved Disapproved

Conditions of Approval or Reason for Disapproval:

Date: _____ Signature: _____