

VILLAGE WALK TOWNHOMES ASSOCIATION

Architectural Rules/Window Replacement

April 5, 2006

Dear Homeowners:

The CC&Rs of the Association provide for architectural control over the exteriors of the units. This control helps to ensure conformity and harmony of external design with neighboring structures. Any planned alteration to the exterior of your unit must receive architectural approval from the Association before work commences (Article VI, Section 1). Failure to obtain approval will result in a stop order being issued against work in process, 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 the completed form to Tom Goochey, Architectural Committee Chairperson, 2905-I S. Fairview, Santa Ana. You should receive a response within thirty days.

Recently the Board of Directors has received several inquiries concerning the replacement of front windows. To guide you in this process, the Board is pleased to announce that it has adopted a standard for window replacement.

The following guidelines should be used when replacing existing windows:

- Type of window is Window Master, Series 500 (or equivalent), white aluminum, rolling window or white vinyl clad.
- Windows are 2 lite XO or OX rolling windows or 3 lite (1 fixed window on bottom).
- No grid work.
- Dual pane tempered thermal windows with low E value glass are recommended in lieu of tinted windows.
- Replacement windows to match size of existing window opening.
- Nail-on or retrofit type can be used.
- Retrofit windows must be installed inside of existing exterior wood trim and siding.

After installation, homeowner will be responsible for any future leaks caused by the installation of new windows.

**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: _____