

Architectural Standards/ Exterior Change Requests (ECR)

The unit owner may make any alterations or improvements to the *interior* of the home without approval of the Board of Directors, providing that such alterations or improvements do not affect the structural integrity or exterior appearance of the building.

No changes to the exterior of the building or the grounds may be undertaken until the design and location of the changes are approved in writing by the Association. Owners must submit one set of plans (including landscaping changes), plus a building permit application, if applicable, to the Association at least thirty (30) days prior to the date the owner needs a decision. Permission to make such alterations will be granted in writing after proper review by the Board.

With the assistance of the Managing Agent, the Board of Directors strives to maintain the architectural integrity and continued attractive appearance of the community by assuring homeowner compliance with established guidelines. Adherence to these architectural and related standards is deemed necessary to preserve and maintain the property values of community members. No changes to the exterior of the building or the grounds may be undertaken until the design and location of the changes are approved in writing by the Association using the ECR form, found in the FORMS tab of the website.

The form should be submitted to: Kelly Kenyon at Edgewater Management Group. Prior to the board meeting of the second Tuesday of each month. The MTHOA Board will act on the submission and notify the homeowner soon after. If the request is time sensitive submit the request and the management company and the board will make every effort to act as soon as possible.

THE CURRENT STANDARDS AS OF JULY 2023 ARE:

EXTERIOR ITEM	CURRENT STANDARD
*Awnings, Canopies	One or two color solid pattern accepted over decks
*Carriage Lights	Replace with current fixtures if available. If not replace with similar fixtures.
*Compost Bins	ECR required for placement purposes.
*Decks	Design changes may be considered where space is available and neighbors agree. Materials used should be natural colors.
Deck – Storage	Must be kept free of such personal property as refrigerators, building equipment, rubbish, debris, unsightly materials.
*Doors Garage	Must be four panel white doors without windows
*Doors Front	No changes, white color
*Doors Sliding	Replace with similar to original ,unfrosted uncolored glass without ornamentation, no grids
*Doors Storm	Full view white aluminum with clear, unfrosted uncolored glass, without ornamentation.
*Doors Patio	Replace with similar to original
*Dumpsters/Pods	CR required for temporary use. Use should be for short term projects and not block lawn/snow services as well as traffic flow. Must be placed in front of garage door
*Fences/ Landscaping Privacy	No fence, wall or screen planting shall obstruct sight lines for vehicular traffic or obstruct landscaping services.
*Fire Pits	Are approved if they meet fire safety standards and do not obstruct landscaping services. Wood burning not allowed on decks.
*Generators	Approved if placement does not interfere with landscaping services or distract from sightlines. Must include landscaping plans to reduce visual appearance.

*Gutters	Seamless in matching color- white
*Gutter covers	Approved if not visible
*Lamp posts	Must be properly illuminating, conforming style, in good repair painted in gloss black with no excessive rust. Replaced with as close to existing style as possible.
Name plates, numerals, door knockers, doorbells.	No approval needed if consistent with those that currently exist.
*Outdoor hot tubs and jacuzzis	Not Allowed
*Painting and paint colors	All exterior , changes require change request.
*Patio	Must be kept free of such personal property as refrigerators,building equipment, rubbish, debris, unsightly materials.
*Plantings	Changes that alter the original appearance require ECR. Replace of similar shrubs and minor changes do not need request. Plantings with a 4' mature height require ECR.
Pools	Not allowed above ground or inground.
*Roofs	Buildings with shared owners should replace at the same time, in the same color, wherever possible. If can't be done together, owners are expected to match what was previously installed in the building by others if available. Nott St. approved colors are: Owens Corning: slatestone, architectural shingles. Balltown is approved for Owens Corning 3 tab single color Shasta White.
Permanent Sandboxes/swings sets	Not approved
Seasonal Decor	Should be removed two weeks after holiday.
Shutters	Not approved on Nott, allowed on Balltown
Signs: For Sale	Approved on weekends only and inside windows
Signs: Lawn	Not approved
Signs -TEMPORARY Celebration	Approved for event celebrations: graduations, anniversaries, birthdays,. Should be removed no later than one month after the event.
*Solar Panels	No standard at this time pending further investigation by subcommittee.
Sports – permanent basketball hoops	Not approved
Sports – temporary	Movable items must be stored in garage when not in use.
Tool sheds/outdoor storage units	Not approved
*Trees Large	Remove dead trees. Advise replacements
*TV Dish/Antenas	Installation shall not be visible from the street and neighboring homes. Cannot be larger than a meter. If no longer in service should be removed.
*Vinyl Siding	Materials must be aesthetically consistent with that existing
*Walkways	Prefer replacements with similar to original. Alternative materials will be considered.
*Windows	Replace with similar to original, color, same size, style and location. Should be consistent with the overall look of the community.