

Experience the Difference

EASTWOOD SHORES #1
CONDOMINIUM ASSOCIATION
C/O
AMERI-TECH PROPERTY MANAGEMENT



5-11-16

Re: Architectural Standards/ Rules and Regulations

Dear Owners:

As the years' progress at Eastwood Shores, so does the age of the buildings, hence the demand to update and change windows and doors becomes a dilemma that many owners have to face. With that said, management would like to remind everyone of a specific provision stated in the Declaration of the documents. As stated:

XXI. Alterations of and Improvements to Units and Common Elements.

a. Unless the unit owner(s) shall first submit plans for such work to the Board , and the Board, by resolution unanimously adopted by the affirmative vote of all members thereof, shall approve the consent thereto, no alteration of or improvement or addition to a unit, or to any limited common element to which the owner has an exclusive right of use, shall be made, constructed, erected or installed which shall: (2) remove, or change the style, pattern, material, texture or outside color of any door, **window**, screen, fixture, equipment, enclosure, or appliance in or on an exterior unit or building wall.

It's realized that new windows and doors on the market today do not perfectly match the standards that go back 20 years ago; however, it's still important that each owner obtain approval from the board of directors before investing a lot of time and money. The whole ideal of approving an owner prior to the installation is so that the style, pattern, color, etc, stays reasonably consistent throughout the community.

Also enclosed with this mailing is a copy of the Rules and Regulations. Make sure if your renting out your unit, these rules and presented to them.

We hope everyone understands this concern, and appreciate your pro-activeness in the future.

Sincerely,

Scott Vignery / Property Manager

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