

Mariners Village Condominium Unit Owners' Association, Inc.

Architectural Review Policies

(Approved by the Board of Directors 2/13/2010. Updated 3/24/2010)

Placement and replacement of the fixtures attached to the exterior walls, ceiling, and floor of Limited Common Elements of the condominium units are the financial responsibility of the individual unit owners. However, any modification to the exterior of any building within the condominium may be done only with written approval from the Association's Board of Directors.

Your Association's Board of Directors has the responsibility and legal authority to act as an Architectural Review Board. In that capacity, the Board of Directors is charged with maintaining uniformity of appearance throughout the condominium and consistency with the current architecture. The Board has already established uniform policies, guidelines, or designs for many fixtures and equipment based on prior requests. If the unit owner will conform to an existing policy regarding a new installation, further written approval is not required. In all other cases, or where a policy has not been established, the unit owner is required to obtain written permission from the Board before proceeding with the installation.

Storm Doors

To maintain visual uniformity, storm doors, which may be installed by the unit owner, must be constructed with a white aluminum or vinyl frame surrounding a full-view glass or full-view glass with retractable screen. The hardware should be 'brass' in color. Some examples:



[http://www.lowes.com/pd_56344-53-34920032_0?productId=3042097&Ntt=storm%20door&Ntk=i_products&pl=1¤tURL=/pl_0_s?newSearch=true\\$Ntt=storm%20door\\$y=0\\$x=0](http://www.lowes.com/pd_56344-53-34920032_0?productId=3042097&Ntt=storm%20door&Ntk=i_products&pl=1¤tURL=/pl_0_s?newSearch=true$Ntt=storm%20door$y=0$x=0)

[http://www.lowes.com/pd_188895-53-34660032_0?productId=1053921&Ntt=storm%20door&Ntk=i_products&pl=1¤tURL=/pl_0_s?newSearch=true\\$Ntt=storm%20door\\$y=0\\$x=0](http://www.lowes.com/pd_188895-53-34660032_0?productId=1053921&Ntt=storm%20door&Ntk=i_products&pl=1¤tURL=/pl_0_s?newSearch=true$Ntt=storm%20door$y=0$x=0)

[http://www.lowes.com/pd_65097-76350-P5660332_0?productId=3042234&Ntt=storm%20door&Ntk=i_products&pl=1¤tURL=/pl_0_s?newSearch=true\\$Ntt=storm%20door\\$y=0\\$x=0](http://www.lowes.com/pd_65097-76350-P5660332_0?productId=3042234&Ntt=storm%20door&Ntk=i_products&pl=1¤tURL=/pl_0_s?newSearch=true$Ntt=storm%20door$y=0$x=0)

<http://www.homedepot.com/webapp/wcs/stores/servlet/ProductDisplay?storeId=10051&productId=100027910&langId=-1&catalogId=10053>

<http://www.homedepot.com/webapp/wcs/stores/servlet/ProductDisplay?storeId=10051&productId=100608564&langId=-1&catalogId=10053>

Wall Lights

To maintain visual uniformity, replacement wall light fixtures must conform in size, shape, and finish to the original light fixtures. However, they may have either bright brass or antique brass finish. (*BOD Minutes 10/23/05*) The following fixtures have been approved:



http://www.homedepot.com/webapp/wcs/stores/servlet/THDProductCompare?errorURL=ProductAttributeErrorView&langId=-1&storeId=10051&catalogId=10053&prodComp_0=100180468&prodComp_1=100163041&N=10000003+90176+503119+904

Since there seems to be no conforming light fixture fixture with a phototimer and motion sensor currently available, the following fixture of brushed nickel finish has also been approved:



http://www.homedepot.com/Outdoors-Outdoor-Lighting-Wall/h_d1/N-5yc1vZ1xkwZbaoyZ1z1414n/R-100580516/h_d2/ProductDisplay?langId=-1&storeId=10051&catalogId=10053

Doorbell Push Buttons

Replacement lighted doorbell push buttons are to be surface-mounted, rectangular in shape, and have a bright brass or antique brass finish. The button should be rectangular, white and lighted. It should be the general size and shape as the original equipment. The following doorbell buttons have been approved:



http://www.lowes.com/LowesProductComparisonCmd?catalogId=10051&langId=-1&storeId=10151&NeParam=&NParam=0&NttParam=door+bell+button&pcompitems=3044704%2C3078917&returnShoppingUrl=http%3A%2F%2Fwww.lowes.com%2Fpl_0_s%3FNo%3D15%26Ntt%3Ddoor%2520bell%2520button%26Ntk%3Di_products

Concrete Coatings and Coverings

No painting of exterior concrete floors is permitted. Only removable rugs are allowed without additional approval due to concern for concrete damage. (*BOD Memorandum 09/18/05*)

Decorative concrete overlays, concrete resurfacing, and concrete stains for concrete entrance slabs and patios of ground units must be requested, evaluated and approved on a case-by-case basis. If approved, the requesting owner(s) must sign a letter containing an understanding

that responsibility for the initial installation and future maintenance costs of the concrete decorative coatings rests with the unit owners in perpetuity. (*BOD Minutes 08/12/06*)

<http://www.all-things-concrete.com/index.html>

<http://www.decorativeconcreteofvirginia.com/>

Outdoor Ceiling Fans

New or replacement ceiling fans used outdoors on a deck or screened porch should be specifically designated as being for ‘outdoor use’. The fan housing and blades shall have a white finish. The size of the fan, number of blades, and presence of a light kit are at the discretion of the unit owner.



HVAC Outdoor Units

When replacing the outdoor unit of an HVAC system, exterior appearance, color, and footprint need to be as consistent as possible with the existing installations for your building. Using the same brand of equipment is not required. (*BOD Minutes 05/16/09*)

Hot Tubs

The installation of hot tubs inside or outside units within the boundaries of Mariners Village Condominium is not permitted. (*BOD Minutes 10/31/09*)

Radon Mitigation

Proposal submitted (see Appendix to minutes) for radon mitigation in Unit 45 (and agreed to by the mitigator, Dale Phelps of DP Enterprises in Forest, Virginia, and the owners) was discussed and approved as submitted. This proposal will become the standard for future radon mitigation in other bottom level units. (*BOD Minutes 01/15/05*)

Outdoor Grills

Liquefied-petroleum-gas-fueled cooking devices and charcoal grills shall not be located on combustible balconies or within 10 feet of combustible construction. (*Virginia Statewide Fire Prevention Code*) The only type of barbecue grills which may be used within 10 feet of the condominium buildings are electric grills. An example:



[http://www.lowes.com/pd_298002-82210-08601496_0?productId=3031368&Ntt=electric%20barbecue%20grill&Ntk=i_products&pl=1¤tURL=/pl_0_s?newSearch=true\\$Ntt=electric%20barbecue%20grill\\$y=9\\$x=20](http://www.lowes.com/pd_298002-82210-08601496_0?productId=3031368&Ntt=electric%20barbecue%20grill&Ntk=i_products&pl=1¤tURL=/pl_0_s?newSearch=true$Ntt=electric%20barbecue%20grill$y=9$x=20)

Authority

A Unit Owner shall not make structural modifications or external alterations to his Unit or its equipment without previously notifying the Association in writing through the President of the Association, and obtaining the Association's written consent. (*Mariners Village Condominium, Declaration of Condominium, paragraph X. D.*)

The Board of Directors shall administer the Bylaws and the House Rules as they relate to the use of the Common Elements. The Board of Directors shall have the right to delegate the approval of any changes in the exterior of the Building to an Architectural Review Board. (*Bylaws of the Mariners Village Condominium Owners' Association, Article VIII, paragraph 8.3*)

Any exterior unit decorations must be approved by the Association Board. (*Mariners Village Condominium Owners' Association Inc. Additional Rules and Regulations*)

...The unit owners' association shall have the power to...grant or withhold approval of any action by one or more unit owners or other person entitled to the occupancy of any unit which would change the exterior appearance of any unit or of any other portion of the condominium.... (*Virginia Condominium Act, Section 55-79.80, paragraph A. 1.*)