



THE ASSOCIATION OF WATERSCAPE CO-OWNERS
Managed by Ardsley Management
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Phone 317-253-1401 / Fax 317-259-0387

Updated April 6, 2020

**Policy with Regards to Building Modifications
and
Architecture/Building Rules and Regulations**

**Adopted by the Board of Directors of Waterscape Homeowners Association
December 15, 2011 / Updated 2012, 2014, 2020**

*THE BY-LAWS OF
WATERSCAPE HORIZONTAL PROPERTY REGIME
AND OF
WATERSCAPE HOMEOWNERS ASSOCIATION, INC.*

ARTICLE V

Section 6.03. Alterations and Additions

No Person shall make any alterations or addition to or which would affect the Common Areas or Limited Areas ... without the prior written approval of the Board of Directors, nor shall any Owner make any alteration or addition within the boundaries of his Condominium Unit that would affect the safety or structural integrity of the Building in which the Condominium Unit is located.

ARTICLE VII

Section 7.01. Restriction, Entry and Rules and Regulations

(e) No Owner shall cause or permit anything to be hung or displayed on the outside of the windows or placed on the outside walls or balcony of any Building, and no sign, awning, canopy, shutter or radio or television antenna or other attachment or thing shall be affixed to or be placed upon the exterior wall or roof or any other parts of any Building without the prior consent of the Board.

The following clarifications of the above By-Laws regarding building modifications and the "Waterscape Homeowners Association Architecture/Building Rules and Regulations" (which follow in their entirety) are provided to guide Waterscape homeowners:

- In all cases the term “Owner” as used in these guidelines is defined as the Deeded Owner named on the deed to the property as recorded in the Hamilton County Recorder’s office.
- Requests will be considered only from Owners, who are required to submit a written request and obtain written approval in advance for all exterior improvements and major repairs.
- In order to protect the interests of the rightful Owners of the individual condominiums, the Architecture/Building committee will consider only requests in writing which are signed by a person named on the deed to that property as recorded. Approvals only will be granted only to these Owners.
- Requests need to be submitted on the “Architecture-Building Modifications / Replacements Request” form, available for downloading from the Waterscape website (www.waterscapehoa.com) or on request from the Managing Agent.
- Current Owners shall be responsible for maintenance and continued conformance with the guidelines of all installations of the previous Owners and/or renters of their individual condominiums.
- All exterior modifications require advance Board approval. No exceptions.
- Interior modifications may require Board approval if they affect the structural integrity of the building.
- “Architecture/Building Rules and Regulations” are provided to homeowners to assist in their understanding and planning prior to their making application to the Board for approval of modifications.
- These “Architecture/Building Rules and Regulations” do not replace or modify the By-Laws. Special circumstances not addressed in these guidelines may affect the approval of a specific request for modification, potentially resulting in its denial.
- The existence of a modification at an individual Waterscape condominium does not assure that the same modification would be approved were it submitted today.

Architecture/Building Committee

The Architecture/Building Committee is a standing committee of the Waterscape Homeowners Association Board of Directors. Its purpose is to preserve and enhance the integrity of the architectural character, design, quality and maintenance of the built community and to protect and enhance long-term property values.

Responsibilities of the Architecture/Building Committee

- Develop, maintain, interpret, distribute and approve policy regarding common and individually owned building systems and amenities.
- This committee has jurisdiction over the following items:
 - Decks, Patios, Porches, Balconies, and Exterior Steps
 - Windows and Door Replacements
 - Building Roofs, Gutters and Downspouts
 - Exterior Siding and Trim
 - Building-related Mechanical and Electrical Equipment
 - Exterior Light Fixtures and Bulbs
 - Exterior Painting and Staining
 - Satellite Dishes and Antennae
 - Pest Control
 - Radon
- Be available for consulting Owners and other residents regarding questions concerning maintenance and improvements.
- Budget and manage the Architecture/Building Fund.
- Develop a long-term Maintenance Program for all building systems.

Architecture/Building Committee Members

- Joseph Mrak (Chair) (317) 695-6725
- Angie Gordon (317) 663-4692
- Gary Thompson (765) 661-0647
- John Weis (765) 215-3540

Policy Sections

- A – Deck, Patio, Porch and Balcony Policy
- B – Window and Door Replacement Policy
- C-1 – Exterior Painting and Staining Policy
- C-2 – HOA Approved Exterior Paint, Stain and Decking Products and Colors
- D – Miscellaneous Items

**SECTION A
DECK AND PORCH POLICY**

General:

- Decks, patios, porches and balconies shall comply with the following guidelines:
 - Decks, patios, porches and balconies shall be consistent with previous precedent, the original architectural style of the community, and current standards.
 - Improvement of decks, patios, porches and balconies requires prior approval by the Architecture/Building Committee.
 - Requests for new decks and expansion of existing decks are reviewed by the Architecture/Building Committee and presented to the full Board of Directors for the required prior approval majority vote by the Board.
 - Owners shall submit in writing to the Architecture/Building Committee drawings, including plans with notes and dimensions, photos if helpful, details of railing design, construction materials and contractor information.
 - The Committee will take official action on request within 30 days of submittal.

Definitions:

- Porch: The wood structure including stairs located at the front entrance to individual condominium units. These structures were provided by the original developer and maintenance of them is the responsibility of the HOA.
- Patio: The concrete slab-on-grade located on the lower level at the back of an individual condominium unit.
- Deck: The wood structure located on the back of the unit that replaced or improved the original concrete patio. These structures may have been an owner modification added at the same time as the original construction of Waterscape or they may have been added at a later time by subsequent Owners. All wood decks are Owner modifications of the original construction by the developer.
- Balcony: The elevated, second-floor structure provided by the original developer. These structures are "limited common areas" of Waterscape provided for the exclusive use of the adjacent condominium unit, but owned and maintained by the Association.

Design and Construction – Decks:

- Decks shall be limited in size to no greater than 5'-0" past the edge of the existing concrete patio and/or edge of exterior wall (fireplaces and other appendages not included).
- Decks may extend up to the length of the condominium unit (property dividing line). Extension to the maximum 5'-0" that would cause the deck to encroach along the footprint of the adjacent condominium unit is considered on a case-by-case basis that gives attention to the features of the neighboring unit and the privileges and privacy of its owners.
- Decks higher than 18" above grade shall have railings.
- Railing design must conform to the following:
 - Standard railing height is 30" above deck surface.
 - Low-height railings shall be 20" above deck surface.
 - Design shall be consistent with the following:
 - CertainTeed Oxford Vinyl Railing System
 - White in color
 - With white vinyl column wraps.
- Decking materials shall be 6" wide, pressure treated wood or Trex "Enhance" composite decking materials
 - Acceptable Trex "Enhance" colors are "Clamshell" or "Saddle".
 - Pressure-treated decking materials must be stained an earth-tone, semi-transparent stain per the Painting and Staining Policy in Sections C-1 and C-2.
- Decks and railings shall be designed and constructed in such a manner as not to interfere with existing downspout locations, air conditioning units, gas meters, mowing operations, and neighbor's windows.
- Construction shall be as follows:
 - Vertical Posts: 4" x 4" pressure treated, set into concrete at 8'-0" maximum spacing.
 - Joists: 2" x 6" (minimum) pressure treated at 16" on center.
 - Decking shall be 1-1/2" thick pressure treated material or Trex "Enhance" composite decking as described above with maximum span of 16".
 - Aprons shall match the deck flooring in color.
 - All fasteners shall be hot dipped galvanized or stainless steel.

Design and Construction – Decks (continued):

- All construction shall be performed by a licensed and bonded contractor. Credentials shall be submitted with Improvement Request. A Certificate of Insurance naming Waterscape Homeowners Association, Inc., as “Additionally Insured” shall be provided to the HOA by the contractor’s insurance carrier and must show a minimum of \$1,000,000 general business liability insurance coverage.
- No construction shall commence until the locations of all utilities have been marked. To accomplish verification, owners are required to call 811 and have utilities clearly marked before any work begins.
- A final inspection of the improvement shall be made by the Architecture/Building Committee. The Homeowners shall be responsible for final construction being in compliance with the approval submittal documents.

Design and Construction – Other:

- Concrete Patios:
 - Concrete must be natural, earth-tone stained, or covered in tile or stone in approved color.
 - Patios shall be limited in size to no greater than 5’0” past the edge of the original concrete patio or edge of exterior wall (fireplaces and other appendages not included).
 - Extension to the maximum 5’-0” that would cause the concrete patio to encroach along the footprint of the adjacent condominium unit is considered on a case-by-case basis that gives attention to the features of the neighboring unit and the privileges and privacy of its owners.
- Balconies:
 - Elevated decks other than original construction shall not be permitted under any circumstance. Extension of existing balconies shall not be permitted.
- Balcony Enclosures:
 - Waterscape HOA uses a sole source for all balcony enclosures. A common design has been developed for all balcony types. There are no exceptions to the standards for balconies.
 - Only high-performing, vinyl enclosures manufactured by Living Space Solutions with insulated glass and tempered glass transoms may be approved.
 - Approved provider is Surber’s Windows and Doors of Anderson, Indiana. Surber’s may be contacted at (765) 642-0851.

Design and Construction – Other (continued):

- Front Exterior Stairs and Porches (Wood):
 - The Homeowners Association is responsible for the maintenance and upkeep of wood stairs and porches at the front entrances to individual condominium units.
 - The HOA will stain stairs and porches in compliance with this policy on a periodic basis.
 - Owners are not permitted to alter, replace and/or stain the exterior steps and/or the porch at the front of upstairs units.
 - Items placed on steps by owners may not be placed next to railings. They shall not be placed anywhere that creates safety or liability issues. The costs for the HOA to repair any damage to the stained surfaces attributable to personal items placed there by an owner will be billed to the owner.

**SECTION B
WINDOW AND DOOR REPLACEMENT POLICY**

General:

- Window and door repairs and replacements shall comply with the following guidelines:
 - Individual condominium Owners are responsible for all aspects of their unit's windows and doors.
 - Window and door replacements shall be done in such a manner as to be consistent with the existing, original, architectural character of the community.
 - Replacement of windows and doors requires prior approval of the Architecture/Building Committee.
 - Owners shall submit in writing to the Architecture/Building Committee window or door specifications, cut sheets and information on the company that will be performing the work.
 - The Committee will take official action on requests within 30 days of submittal.
 - All window and door replacements shall be professionally installed.

Windows:

- Window replacements shall be vinyl windows in a configuration to match the existing, original windows.
- New windows shall match:
 - 60/40 double-hung configuration. (Some 50/50 configurations exist at some locations.) Replacements must match exactly those of the windows they are replacing. In other words, 60/40 configurations must be replaced with 60/40 configurations and 50/50 configurations must be replaced with 50/50's.
 - Head, jamb and sill configuration, width and look.
 - Internal divided lites. Grid patterns must match exactly those of the windows they are replacing.
- Glass shall be high performance insulated units of the latest technology with low-e coating and Argon gas filled at a minimum. Windows shall meet current Federal and State energy-saving requirements.

- New windows are to be installed so that the exterior face of the window is flush with the exterior face of the vinyl trim.
- “Economy grade” vinyl windows will not be allowed under any circumstances.
- Waterscape will review potential vendors for window replacements, but there are no pre-approved, pre-qualified vendors at this time. Upon request, the Chairman of the Architecture/Building Committee may be able to provide a list of companies and their specific products that have been approved for recent installations at Waterscape.
- PRIOR to ordering replacement windows, the Owner must provide an “Architecture-Building Modifications / Replacements Request” form (available for downloading from the Waterscape website or upon request from the Managing Agent) to the Architecture/Building Committee for advance review and Board approval. Information regarding the vendor/installer, product specifications and all details regarding configurations and divided lites need to be provided individually for each window to be replaced.
- Only windows deemed to be of appropriate quality will be allowed – windows that, in the Committee’s opinion, will enhance the property values and will perform better than the original windows.

Front Entry Doors:

- 36” x 80” insulated steel or fiberglass, eight-panel solid door. Doors shall be painted per approved painting and staining policy.
- Waterscape will review potential vendors for replacement doors; however, there is only one pre-approved, pre-qualified vendor at this time. Surber’s Windows and Doors of Anderson, Indiana has a pre-painted fiberglass door and frame that has HOA Approval. Surber’s may be contacted at (765) 642-0851
- PRIOR to ordering a replacement front door, the Owner must provide an “Architecture-Building Modifications / Replacements Request” form (available for downloading from the Waterscape website or upon request from the Managing Agent) to the Architecture/Building Committee for advance review and Board approval. Information regarding the vendor/installer, product specifications and all details regarding door and sidelight (if applicable) configurations need to be provided as part of the written Request.

Front Entry Storm/Screen Doors:

- 36" x 80" full-lite/screen steel or aluminum factory-finish white.
- Doors with split glass / pull down screens are acceptable, so long as the appearance remains that of a full-lite door.
- Decorative glass of minimal design is acceptable.
- Waterscape will review potential vendors for storm/screen doors, but there are no pre-approved, pre-qualified vendors at this time. Upon request, the Chairman of the Architecture/Building Committee may be able to provide a list of companies and their specific products that have been approved for recent installations at Waterscape.
- PRIOR to ordering a new or replacement storm/screen door, the Owner must provide an "Architecture-Building Modifications / Replacements Request" form (available for downloading from the Waterscape website or upon request from the Managing Agent) to the Architecture/Building Committee for advance review and Board approval. Information regarding the vendor/installer and product specifications need to be provided as part of the written Request.

Garage Doors

- **Overhead Garage Doors:** 9'-0" w x 7'-0" h insulated steel sixteen panel doors.
- **Side Garage Doors (Detached Garages):** 30" w x 80" h (common size, check actual) insulated steel or fiberglass, six-panel solid door.
- Doors shall be painted per approved painting and staining policy.
- Waterscape will review potential vendors for replacement garage doors, but there are no pre-approved, pre-qualified vendors at this time. Upon request, the Chairman of the Architecture/Building Committee may be able to provide a list of companies and their specific products that have been approved for recent garage door installations at Waterscape.
- PRIOR to ordering a replacement garage door, the Owner must provide an "Architecture-Building Modifications / Replacements Request" form (available for downloading from the Waterscape website or upon request from the Managing Agent) to the Architecture/Building Committee for advance review and Board approval. Information regarding the vendor/installer and product specifications need to be provided as part of the written Request.

Window and Door Maintenance and Repair:

- Owners are responsible for the maintenance and repair of their respective windows, glass, screens, garage doors, front doors and storm doors.
- Replacement of these items shall be done in accordance with Waterscape policy.
- The manufacturer of the original Waterscape windows and sliding doors is undetermined. Obtaining repair parts and service is the responsibility of the Owner.
- Replacement parts may be available from the following source:
 - Prime-Line Products <http://prime-line-products.com/>

**SECTION C-1
EXTERIOR PAINTING AND STAINING POLICY**

HOA Responsibilities:

The Homeowners Association provides for the routine maintenance of stain and paint on all buildings. Stain and paint maintenance of the buildings is done on a scheduled basis as determined by the Board of Directors.

Items that are painted and/or stained on the HOA's routine maintenance schedule are as follows:

- Soffits and fascias
- Wood trim
- Entry doors and garage doors
- Exterior front stairs and porches

Owner Responsibilities

All lower level decks are owner-modifications of the original construction. As such, their maintenance, including staining and painting, is the owner's responsibility.

- Deck painting and staining are to be accomplished in compliance with the HOA-approved specifications for paint/stain products and approved colors. (See Section C-2.)
- New pressure-treated wood may remain unpainted or unstained no longer than the one-year maximum needed for curing of new wood.
- Decks shall be maintained to acceptable standards by owners. If necessary, the HOA may contract for repair, painting and/or staining decks that do not meet the community standards, assessing the charges to the condo owner.

Painting:

- Occasional touch-up of paint may be desired due to scuffs, gouges and general damage. Individual Owners may touch-up between HOA-provided repainting at their own discretion, so long as all of the paint products and colors they purchase are those specified by the HOA. (See Section C-2.)
- For minor touch-ups of front doors, the HOA provides on request and free of charge a small quantity of this custom paint that is enough for an owner to take care of occasional "dings". Contact the Managing Agent for information as to where to obtain this paint.
- Bird droppings, etc., may be easily removed by gentle scrubbing with a mild detergent, which should not damage the coating of paint.

- Painting of the lower level wood deck railings is the responsibility of the condo unit owner. Paint products and colors must be those approved by the HOA. (See Section C-2.) New pressure-treated wood may remain unpainted no longer than the one-year maximum needed for curing of new wood.
- Painting of new or previously stained lower level deck walking surfaces and aprons is not permitted. Pressure treated wood must be stained with products and colors approved by the HOA. Composite wood walking surfaces (Trex “Enhance”) also are permitted within the HOA approved product and color specifications.

Staining:

- Owners are not permitted to stain the front exterior wooden stair treads leading to upper units nor the stoop at the top of the stairs. Please contact the Managing Agent if maintenance is required.
- Owners are completely responsible for the maintenance and staining of their respective lower-level wood deck walking surfaces and aprons. Newly-installed pressure-treated wood surfaces may remain unstained no longer than the required maximum of one-year.
- Wood deck surfaces and aprons must be stained with one of the HOA approved stain products and colors. (See Section C-2.)

SECTION C-2
HOA APPROVED
EXTERIOR PAINT, STAIN and DECKING PRODUCTS and COLORS

Wood deck railings – white paint only

Sherwin Williams SW 7006 (257-C1) “Extra White” (Flat finish)
Products – SuperPaint, Duration, or Emerald (all EXTERIOR)

New and previously-stained wood deck flooring and aprons – solid stain

Brown option – Sherwin Williams SW 3046 “Pine Cone”
Gray option – Sherwin Williams SW 3026 “King’s Canyon”
Before starting work, test to determine if a sealant has been applied. If water “beads” on the deck floor, the sealant will need to be removed with a stripping product prior to application of the solid stain.

Heavily damaged, previously-stained wood deck flooring and aprons– deck coating

Brown option – Sherwin Williams SW 3104DD “Brown”
Gray option – Sherwin Williams SW 3111DD “Charcoal”
Deck coating is a “last resort” option that can fill in cracks in wood and get a little while longer out of damaged deck flooring. Direct questions to the Sherwin Williams store personnel below.

Previously-painted wood deck flooring and aprons – solid stain

Brown option – Sherwin Williams SW 3046 “Pine Cone”
Gray option – Sherwin Williams SW 3026 “King’s Canyon”
Painting of deck floors no longer is permitted. If paint is peeling, it should be sanded off or removed with a stripping product before applying the solid stain. Otherwise, solid stain can be applied directly over cleaned paint.

Never painted or stained concrete patio pad (back of condo unit) – solid stain

Brown option – Sherwin Williams SW 3046 “Pine Cone”
Gray option – Sherwin Williams SW 3026 “King’s Canyon”
For previously painted or stained concrete patio pads, solid stain is preferable, but specifics should be discussed with the Architecture-Building Committee prior to beginning work.

Replacement – Trex deck flooring and aprons – Trex “Enhance”

Brown option – Trex “Enhance” / Color – “Saddle”
Gray option – Trex “Enhance” / Color – “Clamshell”

*Note: **Deck aprons** are the boards located between the deck floor and the ground. These are to be the same color and material as the deck flooring.*

Building wood trim (for example, around garage and front doors) – white paint only

Sherwin Williams SW 7006 (257-C1) “Extra White”

Flat finish

Product –Emerald EXTERIOR

Garage doors (overhead and side garage doors) – white paint only

Sherwin Williams SW 7006 (257-C1) “Extra White”

Satin finish

Product –Emerald EXTERIOR

Front doors – “Loyal Blue” paint only

Contact Managing Agent for information as to where to pick-up free of charge a small quantity of “Loyal Blue” (SW 6510 satin finish Duration) paint to use for touching up small “dings”.

Sherwin Williams SW 7006 (257-C1) “Extra White”

Satin finish

Product –Emerald EXTERIOR

IMPORTANT: Waterscape Owners receive a **substantial discount** on Sherwin Williams products **ONLY at this location** when they indicate that the materials are for Waterscape:

Sherwin Williams

345 Sheridan Road (Highway 38 and Logan Street

(across from KFC)

317-773-1284

**SECTION D
MISCELLANEOUS ITEMS**

Maintenance and Repair Requests:

- Any exterior building item requiring maintenance or repair shall be brought to the attention of the Managing Agent. Examples include:
 - Roof repair and roof leaks
 - Vinyl siding repairs
 - Loose or rotted wood trim
 - Items in need of painting or staining
 - Loose downspouts or gutters
- Owners are encouraged to look for and report maintenance and repair needs throughout the entire community. These need not be issues located only around their own condo or on their own building.

Exterior Light Fixtures and Bulbs:

- Repair and/or replacement of exterior wall mounted light fixtures at the front door, garage and patio are the responsibility of the HOA.
- The only bulbs that may be used in exterior fixtures are those supplied by the HOA free of charge. Contact the Managing Agent for information on where to obtain replacement bulbs.
- Owners are required to illuminate their front door and garage lights in darkness hours. Leaving those switches in the “on” position at all times permits the HOA-provided photocell bulbs in these locations to turn the lights on and off automatically.
- It is important to the aesthetics of the Community that all light fixtures and bulb style and color temperature be consistent throughout the community.

Cable TV, Broadband and Satellite Dishes:

- All Waterscape buildings and condos are pre-wired for cable service. Xfinity (Comcast) is the sole cable provider of TV, broadband and phone service in this area of Noblesville. Establishing Xfinity services in a Waterscape condo requires no advance approval.
- Waterscape's By-Laws (and those of virtually all condominium communities) prohibit the installation of individual satellite dishes or antennae anywhere in or upon the common property without the advance written approval of the Board. Common property includes the exterior of all buildings and all areas of the grounds surrounding the buildings.
- Owners contemplating the installation of a satellite dish are advised to contact the Managing Agent to arrange an on-site meeting to discuss the location options before submitting an application for Board approval and certainly before making an appointment for installation of a satellite dish.
- Approvals must be granted in advance of installation. Approvals shall be granted subject to a final inspection.
- Each installation of a satellite dish or antenna requires approval of its specific location. The dish must not obstruct or encroach on the views of neighboring condo units, and all exterior wiring and cabling must be hidden completely,
- An authorized representative of the HOA must be present at the time of dish installation to confirm the final location and assure compliance with the other requirements of the approval.
- The design and materials used for the 2019-2020 building exterior renovations eliminated many previous options where dishes could be attached. The result is that the only location available for mounting a satellite dish may be on the roof. Attachment to the roof voids the 30-year warranty on that section of the roof. Because of that, owners must agree to:
 - Pay the costs to repair any roof leaks and/or interior damages caused by a leak in and under the location where the dish's bracket is mounted on the roof.
 - Place on deposit \$250.00 to pay the cost for an authorized roofing contractor to repair the roof and restore the warranty when the dish is removed by the owner in the future.

- Approvals occasionally may be considered for installation of a pole-mounted dish in the ground immediately adjacent to the condominium unit it serves. All other options for locating a dish to receive a signal must be exhausted in order for this option to be considered, and whether or not it can be approved depends on many factors.
- Landlord/Owners must make clear to their tenants the requirement for advance approval for the installation of dishes because they will be responsible for any unapproved installation by their tenants. Landlord/Owners must request any approval; tenants may not.
- Satellite dishes no longer in use must be removed immediately by the Owner at his/her cost. The cost of repairs to any element of the building shall be the responsibility of the Owner.
 - When removing roof-mounted dishes, the Owner is responsible for removing everything except the roof-mounted bracket itself. The \$250.00 deposit covers the cost of bracket removal and shingle/decking repairs by a qualified roofing contractor.
- When a condominium unit is sold, the seller must remove the satellite dish and all exterior wiring/cabling and dispose these items.

Insects and Rodents:

- Individual Owners are responsible for pest control inside their unit and along outside foundation walls.
- Any insect or rodent problem outside these areas shall be brought to the attention of the Managing Agent.

Mold and Mildew:

- Any sign of mold or mildew on the interior of any unit shall immediately be reported to the Managing Agent for investigation and evaluation. Repairs and/or remediation must be performed as soon as possible.
- The HOA repairs and/or accomplishes remediation of interior mold that is traced directly to exterior leaks reported to the Managing Agent immediately for repair. The HOA can take no responsibility for any damage resulting from leaks it did not have the opportunity to repair immediately because of a delayed report or the absence of any report by the homeowner.

Barbeque Grills and Other Open-Flame Devices:

- No open-flame devices (including barbeque grills) may be operated on upper level balconies or within ten (10) feet of combustible construction on lower decks or patios. Any melted or damaged vinyl siding and/or any other exterior damage caused by their operation shall be repaired by the HOA at the Owner's expense.

Awnings:

- Awnings are not permitted at Waterscape.

Air Conditioning Units

- Owners need to take their neighbors into account when replacing mechanical units with respect to noise, aesthetics, visibility, etc. if new equipment is to be materially different from the existing.
- Submit literature on new or replacement equipment to the Architecture/Building Committee for review prior to contracting for or installing new equipment
- Window air-conditioning units are not permitted.