

# **Los Racimos Condominiums**

## **Architectural Guidelines**

Los Racimos strives to maintain structural integrity and property values by means of preserving safety and uniformity throughout the buildings and common areas. Any addition, alteration, replacement or repairs done to the outside of the Unit must be priorly approved by the Board.

The guidelines herein are intended to facilitate the Owner's planning process and **by no means preclude the need to apply for such prior approval**. You may be made to remove your addition if it is not within the proper specifications. Contact the management company for more information on how to proceed.

### **1. Paint Colors**

Los Racimos has three colors used on the buildings. If the need arises for a Unit Owner to repaint or touch up any portion of the Common Areas, including doors, patios or balconies, the current paint scheme must be maintained.

The current paint scheme can be obtained from the management company and/or is posted at the Los Racimos website under *documents*.

Please make sure the matching of finish as well as color is maintained for the best possible blending to the existing surfaces.

### **2. Front doors**

The maintenance of the front doors and security doors and trims are the Unit Owner's responsibility as well as the painting of the door and security door in between building painting. Doors and screen doors must be kept clean and in good condition. Damage to the floor surfaces or carpeted areas incurred during painting, replacement or installation of doors or security doors is the responsibility of the Owner.

### **3. Security Doors**

The approved standard for front door security doors are metal doors and should match the color of the existing exterior door of the unit. Contact the management for the current color scheme. We recommend the door to be painted in a proper location outside of the complex prior from being installed for ease of painting as well as to avoid damages to the carpet/flooring surfaces. Colors also accepted are black or beige.

### **4. Sun/Window Screens**

The approved standard for window screens is black screening with black frames, tan screening with tan frames or grey/metallic screens with aluminum frames. White framed windows may use white frames for the screens.

### **5. Patios and Balconies Sun Shades**

The approved shade type in the community must be rated for outdoor use and be of a roll down type, tan or beige in color. Since durability is a concern it is recommended that a longer lasting product such as the Colaroo Southern Sunset screen from Home Depot be selected. Bamboo or wood is not recommended due to it's limited life span. The sun shade Colaroo Southern Sunset screen is available at Home Depot for 8 or 10 foot lengths. Deteriorated shades must be removed or replaced.

### **6. Replacement Windows**

For uniformity's sake windows must fit the original opening and be a large pane of glass of either single or double pane with no grids or lights. The approved window replacement types are:

Frame: Aluminum or vinyl clad

Color: Aluminum, tan or white

### **7. Replacement Sliding Doors**

For uniformity's sake sliding doors must fit the original opening and be a large pane of glass of either single or double pane with no grids or lights. No wooden frame doors are allowed. The approved window replacement types are:

Frame: Aluminum or vinyl clad

Color: Aluminum, tan or white

### **8. Patio Landscaping**

Anything that impairs the proper flow and drainage from rain water within a patio enclosure, such as but not limited to, raised beds or pavers extending from the building structures is not allowed. Anything that causes or may cause damage to

the retention walls or foundations, such as but not limited to, raised flower beds, trees, shrubbery, shelves and hanging pots is not allowed.

#### **9. Patio and Balcony Flooring**

Concrete, outdoor carpet or outdoor tile flooring is allowed as long as proper pitch and drainage of water away from the structures is accounted for. Due to water absorption and problems with leaks to the units below the use of carpeting (specially of the indoor type) is discouraged.

#### **10. Patio Enclosures**

Any patio or balcony enclosure must be made as to be removable without major damage and without alterations to the original existing building structure. All enclosures must be maintained and kept in good order at all times.

**10. a. Patio and Balcony Screening** must be made of maintenance free materials requiring little or no maintenance such as painting on the outside. Wood structures are not allowed unless clad in a maintenance free material such as vinyl or metal. The approved standard for screen frames is black or tan metal and the screen color is black or tan.

**10. b. Patio and Balcony Windows and Enclosures** must be made of maintenance free materials requiring little or no maintenance such as painting on the outside. Wood structures are not allowed unless clad in a maintenance free material such as vinyl or metal. The approved standard for window frames is aluminum, metal or vinyl clad, and the colors are aluminum, tan or white.

**10. c. Third floor balconies are limited to designs that do not interfere with the installation or maintenance of the rain gutters. Any structure erected after November 1 2016 that do not conform to this guideline may be removed.**