

**GUIDELINES FOR SKYEHILL RESIDENTS
FOR ARCHITECTURAL CHANGES,
LANDSCAPING OF COMMON GROUNDS
MAINTENANCE OF WOOD EXTERIORS
AND OTHER MISCELLANEOUS INFORMATION**

ARCHITECTURAL CHANGES:

Any architectural/structural changes must be presented to the Board for approval. See attached Article 8 from the by-laws.

COMMON GROUND

Common ground is defined as anything beyond the "footprint" of your home. Technically, patios, all gardens, bushes, etc. are a part of our common area.

We are a small townhome association, which gives us an opportunity to express some individuality in certain areas of our common grounds. However, it is still necessary to maintain some uniformity in appearance, especially in those areas that are visible to our community and our visitors. Thus, we have developed some guidelines and a process by which those residents wishing to make changes can seek approval. We ask that you read these carefully and respect the process as outlined.

LANDSCAPE CHANGES TO COMMON GROUNDS

A written plan or drawing must be submitted to the Skyehill Board for approval. The Board or its designated committee must approve or disapprove your plan and specifications within 30 days of its submission. Your plan must take into consideration the following elements:

- . Safety (liability of association)
- . Accessibility for lawn service (potential for increased cost)
- . Conversion when homeowner moves (will the next owner want to maintain the garden, etc.; if not, the homeowner will bear the cost to revert to original state)
- . Does your project "fit" with the style and materials currently used at Skyehill?

OUTSIDE LIGHTS

The Board is encouraging the installation of motion sensor lights by doors for safety reasons. These must be brass and in the coach lantern style. The Board has not limited the choice to one particular brand.

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Storm Door Replacements

Residents wishing to replace their storm doors on their front-door entry may install a door of a different color than the original brown door. The colors of the storm doors available at either Menards or Home Depot are acceptable. The criteria is to look at the colors of our brick walls, which is quite a range, and chose a color which would coordinate and be an enhancement to the building. After installing a new storm door, the homeowner may paint the wood area around the entry door as well as the outside of your inside door to match the new storm door.

DECKS, STAIRS, DOORS, PRIVACY WALLS, WINDOWS AND OUTSIDE LIGHTS

Maintenance and repair of the decks, stairs, doors, privacy walls, windows, and outside lights are the responsibility of the homeowner.

The approved stain/paint product is available at the Sherwin Williams store in the small mall off Hwy 55 where Bachman's and Rainbow is located. See the separate **Exterior Wood Colors** document for details on the colors and their usage.

We recommend that garage and side doors be painted at least every three years because of sun fading.

Deck Floors

Homeowners may use a product of their choice on deck floors. Since maintaining a finish on a deck floor is difficult, we recommend that you do some thoughtful research to get the product with the best life. New deck floors should be installed in four sections to make removal easy when/if a deck membrane needs to be replaced.

GARBAGE

The City of St. Louis Park has requirements for garbage and refuse pick-up. Contact them for this information. Please do not put out your garbage containers before Thursday afternoon for a Friday pick-up. Our garbage collector is Waste Management (phone 763-783-5423). Please call them with specific questions about unusual items you may wish to dispose of.

Presented to Association Members at Meeting, June 24, 1998

AUGUST 1999

Approval was given to a resident who wants to replace all his windows to use windows from Renewal Company (which carries Anderson windows). The color he is using for the frames is terratone.

May 1998 (Updated May 2000)
(updated July 2002)
(Updated Dec. 2003)
(Edited Dec. 2013 by Lou Culbert, to add reference to separate Exterior Wood Colors document)