

TOMAHAWK CREEK

Exterior Improvement Guidelines:

Owners are to abide by the rules established and referenced by the *Architectural Standards Committee (ASC)* and will be solely liable for any maintenance required and/or damages resulting from the improvement. All work must be performed by a licensed and insured professional. Copies of the professional's license, insurance, and necessary permits must accompany this application. In addition, all work must be completed within 30 days of initiating the project.

Windows

1. Windows must be the same size as the original--they cannot be smaller or larger than the opening.
2. Windows must be white and have the same number and placement of the colonial grids as given in the chart below.
3. In the application, residents must specify which windows are being replaced and the number of grids the windows currently have. This must be verified.
4. The exterior trim around the windows cannot be changed or modified in any way. No wrap or any other material is to be placed on or over any part of the trim.
5. No part of the window glass or frame can go beyond the exterior trim. Beveled edging is allowed.
6. Windows may be double-hung.
7. The only tinting allowed on windows is **Low E** (metal oxide tinting for energy efficiency).
8. Unit owners are responsible for all damage resulting from the window installation, and the associated costs incurred to repair such damage. This includes, but is not limited to, damage to the James Hardie siding and trim.
9. Window installers are expected to follow the James Hardie best practice-installation guide.
10. Calking used must be "**Titebond**" Weather Master Sealant or **NP1**.
11. Screens are to be gray and cover only the lower half of window. Black screens are not permitted.

Exterior Front/Main Entry Doors

1. Home Depot door SKU
 - a. Handle holes on the right side of door #827643
 - b. Handle holes on the left side of door #827640
2. Lowe's door SKU
 - a. Handle holes on the right side of door #740775;
 - b. Handle holes on the left side of door #740774
3. Steel – 6 panel – pre-hung – double bore
4. Doorknobs must be one of the following:
 - a. Kwikset Doorknob Cameraon (740CN) & dead bolt (660) in Satin Nickel finish (15)
 - b. These products have a lifetime mechanical and finish warranty.
 - c. Schlage accent satin nickel deadbolt single cylinder security set lever (for handicapped)
 - d. Keypad or electronic handle and/or deadbolt, satin nickel finish, maximum size 5" x 5". Schlage Encode Smart Wi-Fi Deadbolt in Satin Nickel, Schlage Camelot Satin Nickel Smart Lock or Kwikset Smart Code 913 Electronic Deadbolt in Satin Nickel, or Kwikset Halo Wi-Fi Keypad Smart Lock in Satin Nickel. The HOA is not responsible for defects due to weather damage.
5. Kick-plates are not allowed.
6. Management will provide paint for the doors and trim.

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7. Address Tile: Crossville 6x6 ceramic unpolished Brown Tweed A750 UPS.
8. Vinyl Door Letter: Black 4.25 inch x 1 inch (Contact Management to Order).

Patio/Balcony Doors

1. Lowe's Door-same as door being replaced with the exterior grids.
 - a. Masonite #741094 (right hand door) 36" wide door
 - b. Masonite #741095 (left hand door) 36" wide door
2. Fifteen (15) glass panels, only tinting permitted is **Low E**.
3. Steel door with vinyl edge trim around the glass panel inlay.
4. Door is to be painted. Check with management for paint color. The vinyl trim around the glass panel inlay is to be white/ no brick-mold.
5. No kick plate.

Storm Doors

1. Anderson 4000 or 3000 Series
2. 36" full view with clear glass with full-screen option.
3. 36" full view with clear glass with self-storing retractable screen.
4. White frame
5. Nickel hardware and handle

Garage Doors

1. Doors must be white and have the same appearance as door being replaced.
 - a. Four (4) horizontal panels with four (4) embossed panels in each for single garages
 - b. Eight (8) embossed panels for double garages (townhome units)
 - c. Traditional Short-Value Plus Series from Clopay (available from Lowes, Home Depot, or any garage dealer like Overhead Doors)
2. Optional: Clopay Pull String Access Plate installed 2-3inches down from the top edge of the top panel in the center.
3. Optional: Suggest Garage Door Insulation.

Dryer Vents/Bathroom Vents

1. Dryer Wall Vent DWV4 Premium Grade Vent Closure
2. White on Siding: Model Number DWV4W
3. Brown on Brick: Model Number DWV4B
4. www.dryerwallvent.com

Coach Lights/Patio & Balcony Lights--Minka-Lavery Bronze LED Lantern Model #73102-143C-L
The HOA has this in stock for sale to homeowners. Check with office for price.

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Window Grid Chart



The pictured window has two grids, each 4x2

apartments

unit	window	type	grid
A,B,J,K	1	double-hung	4x2
	2	double-hung	4x2
	3	double-hung	4x2
	4	double-hung	4x2
	5	double-hung	3x2
	6	double-hung	3x2
	7	door	3x5
	8	double-hung	3x2
	9	double-hung	3x2

C,L	1	single fixed	3x4
	2	double-hung	3x2
	3	double-hung	3x2
	4	double-hung	4x2
	5	double-hung	3x2
	6	double-hung	3x2
	7	double-hung	3x2

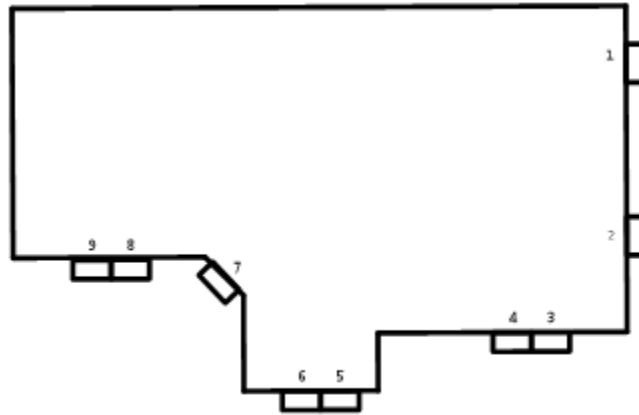
D-I	1	double-hung	3x2
	2	double-hung	3x2
	3	double-hung	3x2
	4	double-hung	3x2
	5	door	3x5
	6	double-hung	3x3
	7	double-hung	3x3

townhomes

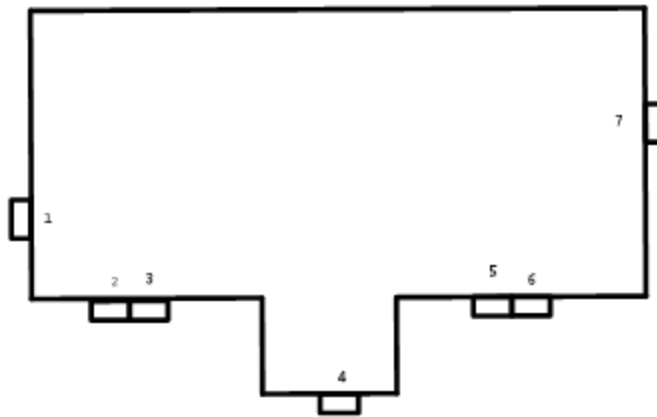
A,H	1	double-hung	3x3
	2	double-hung	4x3
	3	double-hung	3x3
	4	double-hung	3x3
	5	double-hung	3x3
	6	double-hung	2x2
	7	double-hung	4x2
	8	double-hung	2x2
	9	double-hung	2x2
	10	double-hung	3x2
	11	double-hung	3x2

B - G	1	double-hung	3x3
	2	double-hung	4x3
	3	double-hung	3x3
	4	double-hung	2x2
	5	double-hung	4x2
	6	double-hung	2x2
	7	double-hung	3x2
	8	double-hung	3x2

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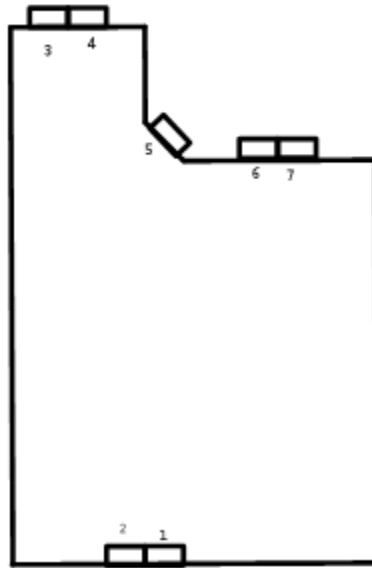


Window map apartment A, B

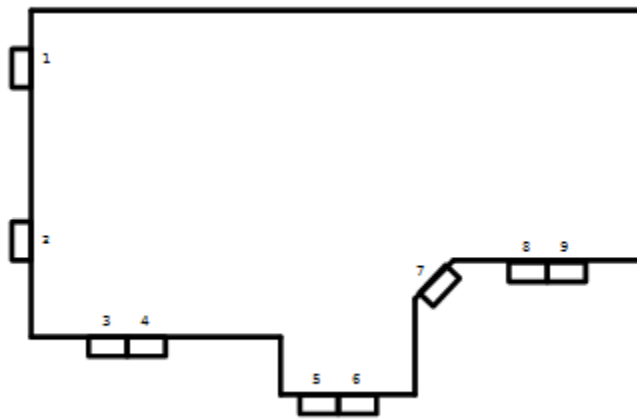


Window map apartment L, C mirror image

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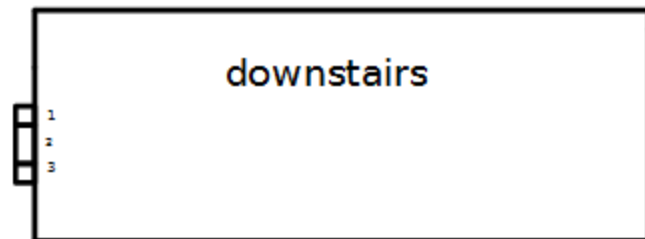
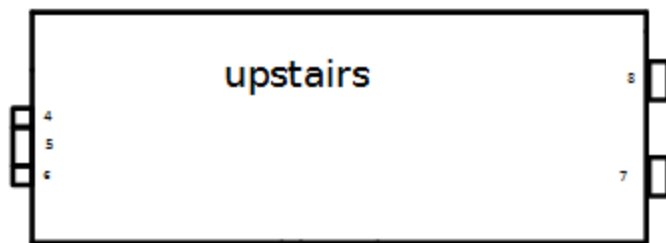
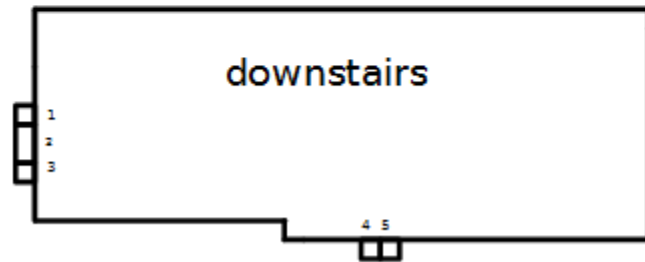
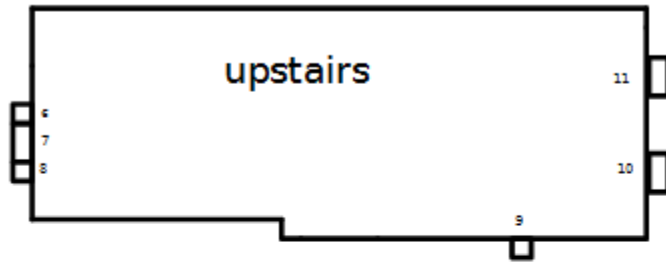


Window map apartment D – I (some mirror image)



Window map apartment J, K

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window map townhome A mirror image, H
Window map townhome B - G