

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. Caulking used must be **“Titebond” Weather Master Sealant** or **NP1**.
11. Screens are to be gray and cover only the lower half of the window. Black screens are not permitted.

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Exterior Front/Main Doors

1. Home Depot door SKU
 - a. Handle holes on the right side of the door #827970
 - b. Handle holes on the left side of the door #827969
2. Lowe's door SKU
 - a. Handle holes on the right side of the door #740775
 - b. Handles holes on the left side of the door #740774
3. Steel – 6 panel – pre-hung – double bore
4. Doorknobs must be one of the following:
 - a. Kwikset Doorknob Cameraon (740CN) & deadbolt (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"
5. Kick-plates are not allowed
6. Management will provide paint for the doors
7. Address Tile: Crossville 6" x 6" ceramic, unpolished, Brown Tweed A750 UPS
8. Vinyl Door Letter: Black 4.25" x 1" (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. Home Depot Door – Same as door being replaced with the exterior grids
 - a. MMI Door Model # Z000576R (right hand door) 36" wide door
 - b. MMI Door Model # Z000576L (left hand door) 36" wide door
3. Menards Door – Same as door being replaced with internal grids
 - a. Mastercraft Model # 4145560 (right hand door) 36" wide door
 - b. Mastercraft Model # 4145561 (left hand door) 36" wide door
4. Fifteen (15) glass panels, only tinting permitted is **Low E**
5. Steel door with vinyl edge trim around the glass panel inlay
6. 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.
7. No kick plate

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Storm Doors

1. Anderson 4000 or 3000 Series
2. 36" full view with clear glass
3. White frame
4. Nickel hardware and handle

Garage Doors

1. Doors must be white and have the same appearance as the 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 Lowe's, Home Depot, or any garage dealer like Overhead Doors)
2. Optional: Clopay Pull String Access Plate installed 2-3 inches down from top edge of top panel in the center
3. Optional: Suggest Garage Door Insulation

Dryer Vents/Bathroom Vents

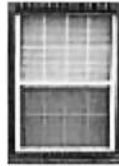
1. Dryer Wall Vent DWV4 Premium Grade Vent Closure
2. White on Siding: Model Number DWV4W
3. Brown on Brick: Model Number DWV4B
4. www.dryerwallvent.com

Coach Lights/Patio & Balcony Lights

1. Minka-Lavery Bronze LED Lantern Model #73102-143C-L
 - a. Management has more details if needed

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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 |

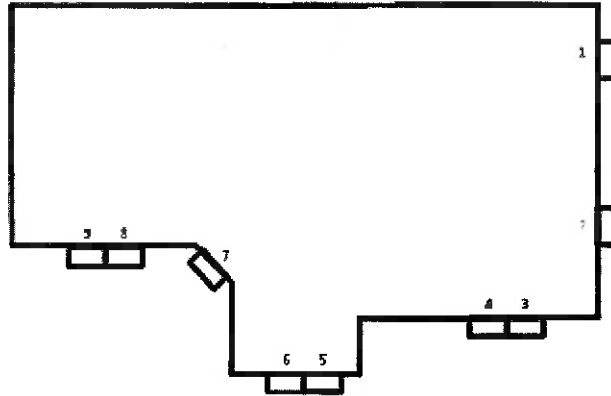
| | | | |
|-----|---|-------------|-----|
| D-I | 1 | double-hung | 3x2 |
| | 2 | double-hung | 3x2 |
| | 3 | double-hung | 3x2 |
| | 4 | double-hung | 3x2 |
| | 5 | door | 3x5 |
| | 6 | double-hung | 3x3 |
| | 7 | double-hung | 3x3 |

townhomes

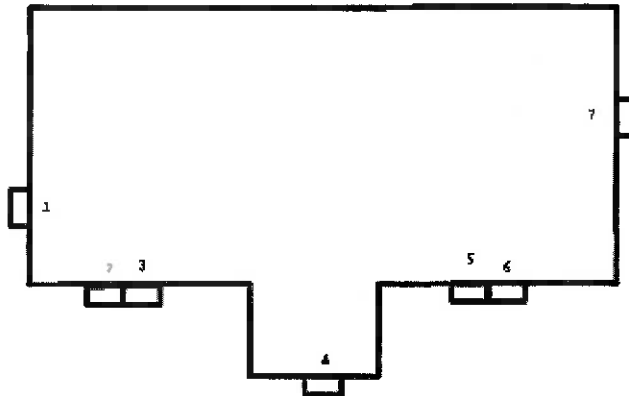
| | | | |
|-----|----|-------------|-----|
| A,H | 1 | double-hung | 3x3 |
| | 2 | double-hung | 4x3 |
| | 3 | double-hung | 3x3 |
| | 4 | double-hung | 3x3 |
| | 5 | double-hung | 3x3 |
| | 6 | double-hung | 2x2 |
| | 7 | double-hung | 4x2 |
| | 8 | double-hung | 2x2 |
| | 9 | double-hung | 2x2 |
|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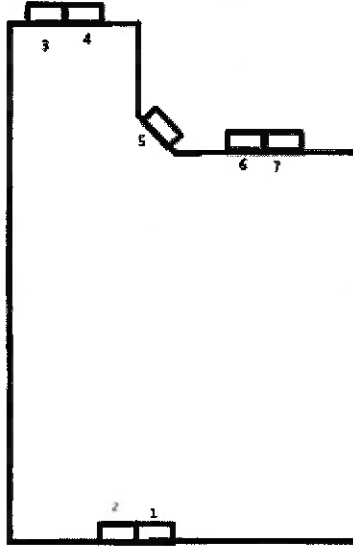


Window map apartment A, B

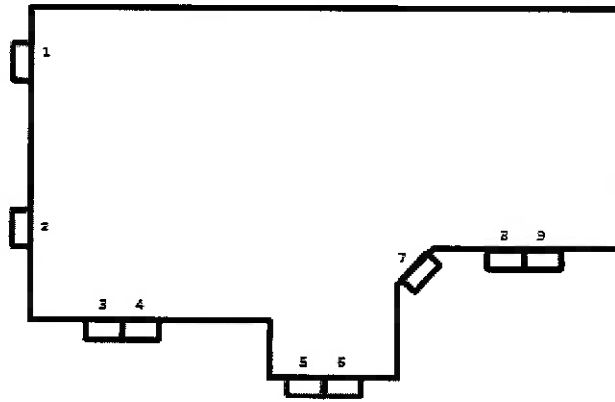


Window map apartment L, C mirror image

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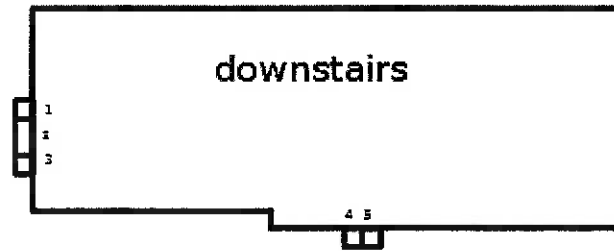
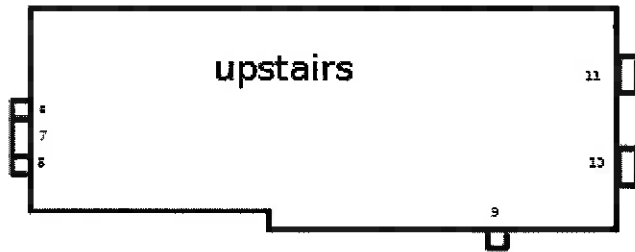


Window map apartment D – I (some mirror image)



Window map apartment J, K

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

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Improvement Application

An application form must be submitted for construction, modification, or addition to the exterior of your building or grounds. Review the Architectural Standards Guidelines, Rules and Regulations and the Declaration and Bylaws for details.

The object of requiring a homeowner to file an improvement application is to insure that your improvement conforms to the Home Owners Association's Declaration, enhances the beauty of the community, maintains the architectural integrity of the community and in no way inconveniences any homeowners.

Homeowner Name:

Address:

Phone:

Email:

Describe Requested Improvement:

(Manufacturer specifications and related documentation is required on the exact product you are asking approval of. Include as much detail as possible.)

Company Name:

Thirty (30) days required for approval by the ASC and TCC Board.

By submitting this application, you acknowledge you are aware of the Rules and Regulations, Architectural Guidelines of TCC and the Declaration and Bylaws, which call for penalties and or suspension of all the general common element facilities for proceeding without approval. Any installation or construction done without approval must be removed at the homeowner's expense.

This improvement in no way encroaches on TCC community areas. I agree to abide by the rules established and referenced by the ASC and will be **solely liable for any maintenance required or damages resulting from this improvement** which will be completed within 30 days of initiating the project, and I agree to obtain all licenses and or permits required.

It is the homeowner's responsibility to contact office with in **24** hours of work completion so ARC can inspect and if they fail to do that and the ARC committee finds them in violation the homeowner will be responsible to correct the violation and pay any fees associated to the violation.

Special details or provisions for ARC approval in addition to all the governing documents:

- The windows must be white with the approved number of Colonial style grids for each window size.
- The windows to be Low-E.
- The exterior window trim must not be altered.
- The window screens must be on the lower portion of the window only.
- The screen must be light gray.

Please accept any list of vendors as a service to you. A vendor is on the list due to good experience with the Association and compliance with construction standards. The referral should not be viewed as an assurance, guarantee, or a recommendation of their service. You should check the experience, insurance, expertise, pricing, compliance with Association requirements, and licensure of all vendors, including those the Association might refer you to. You are free to choose any vendor you wish, without regard to the referral list. You should know that the relationship you have with the vendor is between you and the vendor and the Association is not part of that relationship.

Homeowner Signature: _____ Date: _____

| | |
|--|--------------------|
| ASC/Board Use | |
| Date Received by ASC/Board: _____ | Received by: _____ |
| Approved Denied (Circle one) Date: _____ | Approved by: _____ |
| Date letter sent to homeowner: _____ | |
| ARC Members Completion Approval Signature: _____ | |