

Crescent Condominium Association Rules and Regulations

These rules are intended to safeguard the security, value and quiet enjoyment of the common elements and amenities of the Crescent Condominiums for owners, residents, and guests. Violation of these rules and regulations may subject the violator to suspension of privileges for an interval of time, removal of property from common elements, charges, or other remedies under law. In the instance of a written complaint of violation by complainant, respondent will be subject to the approved Association Due Process Procedure, a copy of which is attached to and a part of these rules.

Section 1: Vehicles and Parking

Approved vehicles are any automobile, SUV, motorcycle, van and/or truck routinely used by residents to transport passengers. All such vehicles must be of the size to fit within the borders of any parking pad and may not extend beyond the curbing. Buses, trailers, campers, boats or other water vehicles and recreational vehicles are not approved vehicles. "Unit parking" refers to the limited common elements immediately adjacent to a unit, and is assigned for exclusive use by the unit residents and their guests. "Guest parking" refers to the common elements throughout the community that are designated by signs for guest and resident parking. The Crescent Condominium Association or its Directors or Officers are not responsible for any damage to any vehicle or loss of property from vehicles parked on condominium property.

1. Only approved vehicles (see above) may park on Crescent Condominium property.
2. Parked vehicles:
 - a. must not obstruct spaces for other vehicles
 - b. must not obstruct the view of vehicles on the roadways
 - c. must not extend into any part of the roadway
 - d. must not damage unit construction or landscaping
 - e. must not be located on streets, or on grassy Common Elements
 - f. must display current license plates
3. Vehicles must be kept in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emission, appearance or otherwise.
4. No storage units (i.e. PODs) may be parked or in any way placed on common condominium property. Storage units may be parked on the unit owners' driveway pad, not spilling over into the street, for a period of no longer than 72 hours.
5. Repairs to vehicles (except for minor adjustments) or painting of vehicles is not permitted on condominium property including unit parking/driveway. Likewise, the drainage of automotive fluids is prohibited. Any costs of repair or replacement for damage caused by violation of this rule will be the responsibility of the violator.

(Section 1: Vehicles and Parking, continued)

6. Enforcement: A violation of these rules may be enforced by one or more of the following:
 - a. towing at vehicle owner's expense,
 - b. an imposition of a charge as a result of a due process hearing, or
 - c. other available remedy under law.

7. Guest vehicles are subject to the same rules as residents throughout The Crescent.

8. Residents and their guests may park in their unit parking at any time. Between the hours of **2 A.M. to 6 A.M.**, no vehicles, resident or guest, may be parked in the guests spots located around the community, for an excess of a 72-hour period (3 nights) per calendar quarter (3 months) without prior approval of the Board of Directors and no inoperable vehicles may be parked or left upon any portion of the common area. All vehicles will be towed at the owner's expense. All vehicles parked in the guest spots must have current license plates, state inspection stickers, and locally required decals.

Homeowners who have temporary guest parking needs that exceed the 3-evening per quarter limit will need to contact our Association Manager to request a temporary waiver. The temporary waivers, which may be good for up to 30 days, will be decided on a case-by-case basis and are not automatic, nor guaranteed.

9. Towing:
 - a. Towing can be initiated by an Association Director or Officer, the Association Manager, or by a towing company under contract with the Association.

 - b. Towing can be initiated by a unit owner, family member, tenant, or guest only if use of their assigned unit parking is hindered due to an unauthorized vehicle parked in the street, or in the unit parking. Said person may call the towing company to request a patrol, and may be asked for proof of identification by the towing company.

 - c. If owner of vehicle to be towed is present and removes the vehicle before it is towed, the vehicle shall not be towed but the owner of the vehicle may be liable to the company in lieu of towing per local law. The fee amount is subject to change with applicable local law.

10. In addition to other available remedies, any vehicle on condominium property in violation of these rules will be towed at the violator's expense:
 - a. Immediately without notice if parked on the street or grassy Common areas.
 - b. Immediately without notice for unauthorized vehicles parked in unit parking.
 - c. If parked in a designated handicapped guest parking location without displaying recognized city or state handicapped parking authorization.
 - d. If parked in violation of any rules and regulations other than those specified in this section.

Section 2: Bicycles, Skateboards, Longboards, Inline Skates, Roller Blades, Roller Skates and Personal Powered Conveyances (PPCs)

Personal Powered Conveyances (PPCs) include all powered or power-assisted vehicles not covered under Vehicle and Parking rules. Examples include small motorcycles, mini bikes, trail bikes, mopeds, motor scooters, electric scooters, motor-assisted bicycles, go carts, golf carts and Segway or similar devices. PPCs under these rules specifically exclude conveyances designed for and utilized by handicapped persons.

1. All operators of approved PPCs MUST be at least 14 years old and MUST wear a safety helmet per City of Virginia Beach ordinance. See #9 below for exceptions.
2. All bicycles and approved PPCs must be stored inside the unit or inside the enclosed patio area.
3. Bicycle operators aged 14 years or younger MUST wear a safety helmet per City of Virginia Beach ordinance.
4. Bicycles and approved PPCs are restricted to on-street usage only. Bicycles and approved PPCs are specifically prohibited on the path around the pond, or common grassy areas.
5. All bicycle and PPC operators must be in compliance with all local laws and regulations regarding licensing, permits, inspection, operation and safety equipment.
6. While in use between sunset and sunrise, bicycles and approved PPCs must be equipped with:
 - a bell or horn
 - a lamp emitting white light on front visible from 500 feet to the front
 - a rear red reflector or light visible from 600 feet to the rear
7. Operators of bicycles and approved PPCs must:
 - a. Obey all traffic control signals and signs which apply to motor vehicles.
 - b. Ride on the right-hand edge of the road way.
8. Operators of Motorcycles, Mopeds, Motor Scooters and Golf Carts MUST be at least 16 years old, eligible for a driver's license, and carry a form of ID per City of Virginia Beach ordinance.
9. Motorized skateboards, skateboards, longboards, inline skates, roller blades, and roller skates are prohibited on Association Property.

The following PPCs are prohibited: go-karts, mini bikes, trail bikes. Specifically, two (2) or more wheeled transportation propelled by an internal combustion engine.

Section 3: Discharge of Firearms, Pneumatic Guns, and Other Weapons Including Air Guns, Paintball Guns, Pellet Guns, Air Soft Guns, BB Guns, Bow and Arrows, Crossbows, Slings or Slingshots.

As per City of Virginia Beach Ordinance, it shall be unlawful and a Class 1 misdemeanor for any person under the age of eighteen (18) years to have in his possession or use any firearm, shotgun, spring-propelled rifle or pistol.

1. As per City of Virginia Beach Ordinance, it shall be unlawful for any person to discharge any firearm, spring-propelled rifle or pistol on Association Property.
2. No person shall use a pneumatic gun on Association Property. "Pneumatic Gun" means any implement designed as a gun that will expel a BB or a pellet by action of pneumatic pressure, including but not limited to paintball guns.
3. No person shall use or discharge a bow and arrow or crossbow on Association Property.
4. No person shall use or discharge any sling or slingshot made for the throwing of shot, stones or other missiles on Association Property.

Section 4: Pool & Pool Area

The Crescent Condominium Association pool is for exclusive use by members, residents, and their guests. Users swim at their own risk. There is no lifeguard in attendance. All residents are responsible for following/enforcing pool rules. Any violation of these rules or emergency should be reported to the Association Manager whose contact information is posted near the emergency phone. The phone is free for emergency 911 calls. The Association is not responsible for damage to or loss of items used or left in the pool or pool area.

1. Individuals less than 15 years of age shall be supervised by a responsible person of at least 18 years of age who is present in the pool area at all times. Violation of this rule is a basis for immediate ejection from the pool area for the balance of the operating day and repeated violations may result in a loss of pool privileges or the imposition of a charge which results in an Association Due Process Procedure.
2. All persons entering the pool area are required to sign the log-in sheet for the day entering name, pool tag number, and resident/guest status.
3. Hours of pool operation will be determined by the Association. The Association may, at its discretion, suspend pool operations for the safety and security of the community at any time.
4. The self locking gate may not be propped open or otherwise defeated. Violation of this rule is a basis for immediate ejection from the pool area for the balance of the operating day and repeated violations may result in a loss of pool privileges or the imposition of a charge which results in an Association Due Process Procedure.

(Section 4: Pool & Pool Area, continued)

5. Members and residents are fully responsible for guest conduct and their compliance with these rules. The number of guests per unit shall not exceed four (4) persons.

6. Appropriate swimwear will be worn at all times. Violation of this rule is a basis for immediate ejection from the pool area for the balance of the operating day and repeated violations may result in a loss of pool privileges or the imposition of a charge which results in an Association Due Process Procedure.

7. Running, diving, deliberate aggressive splashing, rough play, throwing of objects, profane language or excessive noise disturbing to others is prohibited. Violation of this rule is a basis for immediate ejection from the pool area for the balance of the operating day and repeated violations may result in a loss of pool privileges or the imposition of a charge which results in an Association Due Process Procedure.

Please Note: Serious violations which endanger life, limb, or common property may lead to immediate suspension of pool privileges for the rest of the summer season, as determined solely by the Board of Directors, subject to ratification through Due Process Procedure which shall be instigated immediately.

8. Water wings, life jackets, life vests, safety rings, noodles, or other similar, labeled personal flotation devices are permitted in the pool. All other flotation devices are prohibited in the pool or pool area.

9. No diapered child is permitted in the pool, unless waterproof pants and swim diapers are used.

10. All users of clubhouse facilities must dry off before entering the building.

11. All refuse must be placed in the trash receptacles provided.

12. No glass containers, cookware, or breakable objects of any type are allowed in the pool area. No grilling of food is permitted in, or immediately adjacent to the pool area, nor may any food be consumed within ten (10) feet of the pool as per Virginia Beach Health Department regulations.

13. No tobacco products, alcohol, or chewing gum in any form may be used or consumed in or around the pool.

14. Audio devices may only be used with ear phones.

15. No pets are allowed in the pool or pool area.

Section 5: Clubhouse

The Crescent Condominium Association clubhouse is for exclusive use by members, residents and their guests. All members and residents are responsible for following/enforcing clubhouse

(Section 5: Clubhouse, continued)

rules. Any violation of these rules or emergency should be reported to the Association Manager whose contact information is posted near the emergency phone. The phone is free for emergency 911 calls. The Association is not responsible for damage to or loss of items used or left in the clubhouse.

1. The clubhouse is for use by members, residents and guests only. The clubhouse will be open during pool hours. Outside of pool season, clubhouse access for community or personal activities may be arranged by contacting the Association Manager or a member of the Association Board of Directors, or their designee for this purpose.
2. The clubhouse may be reserved for private functions from 10 a.m. until 10 p.m. daily year round by members and residents. Parties may be booked in 4-hour increments (10am-2pm, 2-6pm, 6-10pm). Rental is for the Clubhouse only. Use of the pool is limited to the member's/resident's 6 pool tags. During "pool season", restrooms must remain available to residents and guests. Clean up and closure of the clubhouse must be completed no later than 10:30 pm. The use fee is \$25, which is subject to change by the Association.
3. A deposit of \$250.00 will be required to reserve the clubhouse. Cash, Money Orders or personal check will be accepted. A \$30.00 bad check fee shall be charged for all returned checks.
4. A walkthrough inspection will be conducted before and after each private function. A cleaning fee may be assessed if the clubhouse is not left in a clean and orderly fashion. Net funds will be returned following a satisfactory post event inspection.
5. Forfeiture of the security deposit will occur for any damage to the clubhouse, or breach of the rules. Any excess cost for damages will be charged to the clubhouse renter.
6. The rated capacity of 35 persons shall not be exceeded for any residential or private function.
7. No grills are allowed in or around the clubhouse, except for Community Events and in compliance with Section 6.
8. Anyone wishing to reserve the clubhouse must sign a waiver of liability and acceptance of responsibility for damage or injury.
9. No pool equipment (i.e. chairs or lounges) may be brought into the clubhouse.
10. Music or noise disturbing to other residents or guests is not permitted.
11. Residents and guests will comply with all clubhouse, parking, and pool rules and regulations at all times.
12. Smoking in the clubhouse/pool area is prohibited.

(Section 5: Clubhouse, continued)

13. No glass containers of any type will be allowed in the pool or pool area.
14. The use of alcohol in conjunction with a clubhouse activity must be confined to the interior of the clubhouse. Residents and guests consuming alcohol may not enter the pool or pool area.

Section 6: Charcoal & LP Gas Grills

1. Storage: Charcoal and liquid propane (LP) gas grills having a LP-gas container with a water capacity equal to or less than 2.5 pounds (1.14 kg) [nominal 1 pound (0.454 kg) LP-gas capacity] shall be stored within the fenced patio area (limited common element) associated with each unit. Grills may not be stored on premises (i.e. within the unit including the garage).
2. Usage: Charcoal and liquid propane (LP) gas grills having a LP-gas container with a water capacity equal to or less than 2.5 pounds (1.14 kg) [nominal 1 pound (0.454 kg) LP-gas capacity] may be temporarily moved to a limited common element or common element location near the storage location, but **not less than 10 feet distance** from any combustible construction (i.e. building or fence).



3. LP gas shall be shut off, or charcoal shall be extinguished with water as soon as cooking is complete. The grill shall be promptly returned to its storage location as soon as it is cool to the touch (i.e. approximately ambient temperature). Grills may not be left in the temporary location for extended periods (usually more than 2 hours).

These rules are in full compliance with Virginia State Code sections 307.5 and 307.5.1.

Section 7: Water Beds, Blinds/Curtains, Signs, Noise and Hanging Items

1. Water beds shall not be allowed within a second story unit, OR on the second floor of a two story unit. This is a matter of safety to the structure and protection against possible water damage to another unit.

(Section 7: Water Beds, Blinds/Curtains, Signs, Noise and Hanging Items, continued)

2. Blinds of white or off-white color shall be installed on all windows of the unit, OR, all curtains and drapes visible from the exterior shall be plain white or off white color, or shall be lined with a plain white or off-white backing, so that only those colors will be visible from the exterior of the unit. Window coverings must be in good repair.

3. No signs of any character shall be erected, posted or displayed upon, in, from or about any unit or its unit parking, patio, or patio fence.

Exceptions:

- a. Each unit owner may display one (1) ground mounted security sign (not exceeding 12"x18") outside the front of the unit.
- b. The Board of Directors may place/display permanent bulletin boards and/or temporary signs on common elements. Temporary signs may be used to announce Association sponsored events (i.e.: meetings, social events, etc.) as the Board of Directors deems appropriate.

4. All persons, residents, and guests, shall reduce noise levels between the hours of 10 p.m. and 8 a.m. so that occupants of nearby and adjoining units will not be disturbed. Residents, guests, and pets are prohibited from causing or making loud noises or using musical instruments, radios, televisions, amplifiers, or other devices that create noise disturbing to other residents.

5. Hanging garments, towels, blankets, rugs, and the like, from the unit window sills, railings, fence or from any of its facades, or from strung lines or wires between unit elements and common elements, or from any structure or part of common elements is prohibited.

6. Drying of rugs, towels, bathing suits, and the like, from the unit windows, railings, fence, from strung lines or wires between unit elements and common elements, or from any structure or part of common elements is prohibited.

7. The possession, storage, or use of fireworks within the community is prohibited.

Section 8. Exterior Installations & Attachments, Hazardous Materials Storage, Plantings, Decorations and Displays, and Sales

1. All external equipment installations (i.e. antennae, satellite dishes & machinery, air conditioning units, wire for electrical or phone installation or anything installed on the exterior of the unit that protrudes through the walls or the roof of the unit) must be approved by the Association in writing after review and recommendation by the Architectural Review Board. Plantings, painting, or other constructions may be required.

2. Use of a common area element for a unit owner equipment installation is not allowed, except as permitted by FCC rules and regulations.

3. Everything outside each owner's unit is common property of the Association and nothing may be planted, placed, hung or attached outside of the unit.

(Section 8. Exterior Installations & Attachments, Hazardous Materials Storage, Plantings, Decorations and Displays, and Sales, continued)

Exceptions:

- a. Flowers which may be planted in the shrubbery beds
- b. Appropriate hose caddy

4. Unit owners are responsible for all plantings, mulch, etc., within their fenced-in patio area.
5. Unattached window boxes may only be used within the fenced in patio area.
6. Entranceways must be kept clear for safe ingress and egress. No more than two (2) matching planters shall be placed outside the front entrance door of the unit, and no planters or decorations of any kind are allowed anywhere in the driveway area or on outside stairways of second story "B" units.
7. No flags, windsocks, banners, or artificial flowers are permitted to be placed outside the fenced-in patio area and may not be visible from outside the patio area.

Exceptions:

- a. The display of the U. S. Flag (3' x 4' or smaller) is permitted; however, the flag may not be attached to the exterior of the unit or displayed in such a way as to cause damage to the unit.
- b. Patio umbrellas
- c. Small decorative flags or welcome signs, no larger than 18 x 18 inches, are permitted to be placed at the front of the unit.

The total number of display items may not exceed four (4).

8. Nothing may be stored in the units or limited common elements that would increase the insurance rate for the Association, including but not limited to kerosene heaters, volatile fuels, or other hazardous supplies or materials in typical household quantities.
9. Nothing may be attached to the exterior of the unit without the written consent of the Board of Directors.
10. Wreaths and other decorations may be displayed on the unit door. The Association, at its sole discretion, may require the modification or removal of the decoration after the fact, which direction will be promptly complied with by the unit owner/resident.
11. Seasonal/holiday wreaths and candle lights may be displayed through unit windows.
12. Christmas/December Holidays:
 - a. Decorations displayed outside of the residences may be displayed as early as Thanksgiving and up to no later than the second week in January.
 - b. Wreaths may be displayed on front/storm door and/or patio fence.
 - c. No blinking or neon lights are permitted.
 - d. No displays will be permitted on common areas, except as determined by the Association.
 - e. No inflatable displays are permitted.
13. All other Seasonal Decorations: These may be placed in front of units and in flower beds but must be removed no later than one (1) week after the respective season (Spring, Summer, Fall, Winter) or holiday being celebrated (i.e. Easter, Halloween, Christmas, or other national and/or religious holiday of any faith).

(Section 8. Exterior Installations & Attachments, Hazardous Materials Storage, Plantings, Decorations and Displays, and Sales, continued)

14. Installation of solar landscape lights may be allowed provided they have been approved by the Association through submission of an Architectural Review Board form. Contact the Association Manager for an Architectural Review Board Form.

15. Any other displays, decorations, or lighting not specified in these rules are prohibited.

16. Residents may apply not less than two (2) weeks in advance for Association approval to stage an estate/garage/yard sale at a specific future date. Approved sales must be between the hours of 8:00 a.m. and 6:00 p.m. with a duration of six (6) or fewer hours on a single date (no multi-day sales). Goods may only be displayed on unit parking or on premises (common areas may not be used). Signs may not be posted. Residents will be responsible for the behavior of all sale attendees with respect to all Association rules with particular attention to "limited noise" and "no on-street parking."

Section 9: Pets (Cats/Dogs)

1. All pets must be licensed and inoculated as required by City Code.

2. In accordance with the City Leash Law, dogs must remain on a leash at all times while walking on the Association property.

3. All pets must be sufficiently under control at all times so that they do not become a nuisance to any unit owners, residents, guests, contractors or occupants of other units. Owners of a pet must clean up, immediately, any fecal waste deposited on the Condominium property by the pet, and must repair any damage caused by pets to yards and landscape beds.

4. Persistent pet noise inside or outside of units disturbing to other residents is prohibited.

5. Pets may not be left unattended outside the unit.

6. Number of pets is limited to 2 of any type (cats/dogs).

Section 10: Garbage

1. Burning of any trash or accumulation or storage of litter, refuse, bulk materials, building materials, garbage, or trash of any kind shall be prohibited at any unit.

2. All trash must be secured in plastic trash containers with sealing lids that are completely closed around the entire circumference of the container, or in tie sealed bags. Sealed containers must prevent the blowing of loose trash in windy conditions. Also, all cardboard boxes must be broken down and secured and are not to be used as containers for loose trash.

3. Trash containers shall not be permitted to remain in public view from the Common Area except on days of trash collection.

(Section 10: Garbage, continued)

4. Trash containers may be placed at curbside after 6:00 p.m. on the day *before* pickup. Empty containers should be returned to storage as soon as possible, but not later than 11:00pm on the day of pickup.
5. Trash containers and refuse disposal systems must be stored within the patio or garage of the unit owner.
6. Regular trash collection is included in the unit owner's condominium fee, with the exception of bulk trash such as furniture, appliances, bedding and other large items.
7. Bulk items and extra trash are not permitted to be placed on the curbside. Residents are responsible for making arrangements for removal. Procedures and costs for removal of bulk items by the trash removal service company are available directly from the company, or from the Association Manager.

Section 11: Occupancy and Rental/Leasing

1. A unit may be occupied by a family as defined by City of Virginia Beach local zoning ordinance. A unit may be occupied by up to four (4) persons who are not related by blood, marriage, adoption or approved foster care. A unit may be occupied by two (2) adults, who need not be related by blood or marriage, and the dependent children of each of the two (2) adults, provided that the children are under nineteen (19) years of age or are physically or mentally disabled.
2. Unit owners renting/leasing their unit must provide a copy of the current Association rules and regulations to the resident under the rental contract/lease. Renters/lessees must be informed by renter/lessor of their obligation to follow all Association rules and regulations at all times and such wording should be incorporated into the lease. Failure to do so does not relieve the unit owner nor the tenant of such obligation.
3. Unit owners renting/leasing their unit must provide to the Association Manager a true copy of the executed rental contract/lease within 30 days of its date of execution.
4. In compliance with Paragraph 13 of the *Declaration of Condominium of the Crescent Condominium*, rental contracts/leases must be for a minimum one (1) year term, and may renew for a minimum one (1) year term. Contract provisions converting to month-to-month status are prohibited, though provisions may be made for military transfers or job transfers of over 50 miles.

Section 12: Architectural and Maintenance

Pursuant to paragraph 11.3 of the *Declaration of Condominium of the Crescent Condominium*, entitled *Conformity of Maintenance, Style and Materials*, the rules in this section govern the obligations and restrictions of unit owners or other residents of The Crescent Condominiums

(Section 12: Architectural and Maintenance, continued)

with regard to architectural and property cleaning, maintenance, repair, or replacement activities they may or must undertake.

1. Residents may not damage common elements (including limited common elements), including, but not limited to oil or similar stains or spills on unit parking or guest parking. Damage occurring will be immediately remedied at resident's responsibility and expense. Lacking resident's performance, the Association will affect such remedy and assess all related costs including administrative costs to resident (11.4 of Declaration).
2. Unit owners are responsible for the cleaning, maintenance, repair and replacement of the following unit elements due to damage or routine wear and tear: Air conditioning equipment, exterior doors, door glass, dryer vents, exterior hose connections/faucets, patio area, patio doors, patio cement, porch cement, porch wood, porch columns, and windows including screens and glass. To reduce fire hazard, residents shall be assessed for scheduled dryer exhaust and vent cleaning by a contractor hired by the Association and according to a schedule set by the Association. The Association is responsible for the maintenance repair, or replacement of Limited Common Elements.
3. Any repair or replacement to wooden porches must first be approved by the Association by means of an Architectural Review Board Form which can be obtained by contacting the Association Manager.
4. Plants within the patio area may not exceed the height of the fence.
5. Mulch against the foundation can not be closer than four (4) inches from the bottom tier of vinyl siding. Mulch may not impede or block drainage from the patio area at any point along the fence line.
6. Patio fence color must be in conformance with the "Approved Materials Specification" on the exterior faces.
7. Wood stairs and wood porch may not be stained, painted, or otherwise treated.
8. Windows and exterior doors must feature white or off white frames and mullions. Heat control film may be applied to exterior door glass in compliance with the "Approved Materials Specification". "Mirror" type film is prohibited.
9. Satellite dish installation must be approved by the Association after review and recommendation by the Architectural Review Board. Contact the Association Manager for an Architectural Review Board Form. Installation is limited to the patio area unless within conformity of FCC Rules and Regulations. No attachment, including coax cables, is allowed to the common elements (e.g. siding, roof, etc.). Height is determined by line-of-site requirement to receive an adequate signal, but may not exceed the FCC limitations.

(Section 12: Architectural and Maintenance, continued)

10. Unit owners may install a front storm door at their option. The door color must be white and style must first be approved by the Association by means of an Architectural Review Board Form which can be obtained by contacting the Association Manager.

Approved Materials Specification

* - required unit owner maintenance

** - optional unit owner maintenance

	<u>Element</u>	<u>Material</u>	<u>Specification</u>	<u>Source</u>
	Brick	Brick	Continental Brick #570	
	Brick/Cement	Mortar	Buff	Hardware Store
		Caulking	Duron – White #7307004	Sherwin Williams
*	Cement Porch	Caulking	Duron – White #7307004	Sherwin Williams
	Siding	Vinyl	Alcoa Sage	
	Exterior Trim	Paint	Duron – White	Sherwin Williams
		Aluminum Wrap	Alcoa White	
		Caulking	Duron – White #7307004	Sherwin Williams
	Shutters	Paint	Duron – Smoke Brush #8585D	Sherwin Williams
*	Front Door	Paint	Duron – Smoke Brush #8585D	Sherwin Williams
	Garage Door		Match siding	
**	Patio Fence	Stain	Stain Gray #28300111 Duron formula B-Y C-12 I-4 Formula (Sherwin Williams): W6Y-F2PX-20C20-BY12L244	Sherwin Williams
**	Door Glass	Heat Control Film	Gila “Light” Heat Control LEG361	Home Depot Lowe’s
			Medico “Light Smoke”	
	Hose Caddy	Plastic – color must match color of siding		Home Depot Lowe’s

If you wish to touch up or repaint the interior of your Unit with the original paint color, the following is provided for your information: Walls-Promar 700 White Latex Dover white; Baseboards-Promar 200 Interior Latex extra white gloss.

Helpful Cleaning Tips:

In addition to required cleaning responsibility of residents, some residents may wish to undertake other cleaning actions that are optional even though they remain the responsibility of the Association (i.e. Vinyl Siding). To assist such required and optional cleaning efforts the following cleaning materials and methods are recommended:

Driveway/porch/patio cement:

Fantastic, Lestoil, Murphy Oil Soap, Windex, Simple Green, Nice & Easy, 2/3 chlorine bleach
1/3 water solution.

Vinyl Siding:

Loose dirt – brush away with soft to medium bristle brush

Dirt – soap and water with soft cloth or soft bristle brush; rinse with water

--power washer: do not aim upward, jetting water under the siding will cause water damage
to your unit interior

--Fantastic, Lestoil, Murphy Oil Soap

Mold/Mildew – Fantastic, Murphy Oil Soap, Windex, 30% vinegar/70% water solution

Bubble Gum – Fantastic, Murphy Oil Soap, Windex, 30% vinegar/70% water solution

Crayon – Lestoil

DAP (oil based caulk) – Fantastic

Felt tip pen – Fantastic, water-based cleaners

Grass – Fantastic, Lysol, Murphy Oil Soap, Windex

Lithium (car) grease - Fantastic, Murphy Oil Soap, Windex

Motor Oil - Fantastic, Murphy Oil Soap, Windex, Lysol

Paint – Brillo Pad, Soft Scrub

Pencil – Soft Scrub

Rust - Fantastic, Murphy Oil Soap, Windex

Tar – Soft Scrub