

Review and approval of Quieter Homes proposal, as amended.

(1) Windows (other than garden windows) and sliding glass doors.

Proposed Action Items:

- (i) Approval per QH proposal (tan vinyl) of window replacement for units opting to participate in QH program.
- (ii) Adoption of policy for units not participating in QH program:
An individual owner's written application to replace windows (other than garden windows) with windows having a substantially similar exterior appearance as the QH program windows will ordinarily be approved. Must be installed by a qualified and licensed contractor approved in advance by the HOA (no owner DIY).
- (iii) Adoption of policy:
Replacement windows differing in color are disfavored.

(b) Garden windows.

Proposed Action Items:

- (i) Approval per QH proposal (tan vinyl) of garden window removal and replacement with standard windows for units opting to participate in QH program.
- (ii) Adoption of policy for units not participating in QH program:
An individual owner's written application to remove a garden window and replace it with a window having a substantially similar exterior appearance as the QH program windows will ordinarily be approved. Must be install by a qualified and licensed contractor approved in advance by the HOA (no owner DIY).
- (iii) Adoption of policy:
Replacement of a garden window with a standard window differing in color is disfavored.

(c) Front doors and door hardware.

Proposed Action Items:

- (i) Approval per QH proposal to remove existing wood front doors and

replace with metal doors for units opting to participate in QH program.

- (ii) Adoption of policy for units not participating in QH program:
An individual owner's written application to remove an existing wood front door and replace it with a metal door having a substantially similar exterior appearance as the QH program doors will ordinarily be approved. Must be installed by a qualified contractor approved in advance by the HOA (no owner DIY).

- Notes:
- (i) Exterior color of front door to be determined at subsequent Board meeting. Interior color of door at owner discretion.
 - (ii) Owners may keep existing wood doors, but must keep them maintained in good condition.
 - (iii) If door is replaced, it must be metal and similar in exterior appearance as the QH program doors. Replacing a wood door with a new wood door is disfavored.
 - (iv) "Metal door" does not mean what is commonly known as a security screen door.

(d) Air conditioning and condensers, rear units.

Proposed Action Items:

- (i) Approval per QH proposal of installation of air conditioning and condensers in exclusive use common area (back patio) for rear units opting to participate in QH program.
- (ii) Adoption of policy for units not participating in QH program:
An individual owner's written application to install air conditioning and condensers in the exclusive use common area (back patio) in a substantially similar fashion as the QH program will ordinarily be approved. Must be installed by a qualified and licensed contractor approved in advance by the HOA (no owner DIY). Building permit is required without exception. Must not vary in a material way from the QH design.
- (iii) Owner must agree that AC is an owner improvement. Maintenance, replacement, and removal (if necessary) is entirely the responsibility of the owner and not the HOA. Owner must execute any documents required by HOA to confirm that this obligation binds successors in interest.

(e) Air conditioning and condensers, front units.

Proposed Action Items:

- (i) Approval per QH proposal of installation of air conditioning and condensers in common area (landscaping) for front units opting to participate in QH program.
- (ii) Adoption of policy for units not participating in QH program:
An individual owner's written application to install air conditioning and condensers in the common area (landscaping) in a substantially similar fashion as the QH program will ordinarily be approved. Must be installed by a qualified and licensed contractor approved in advance by the HOA (no owner DIY). Building permit is required without exception. Must not vary in a material way from the QH design.
- (iii) Owner must agree that AC is an owner improvement. Maintenance, replacement, and removal (if necessary) is entirely the responsibility of the owner and not the HOA. Owner must execute any documents required by HOA to confirm that this obligation binds successors in interest.

Notes: (i) Installation of AC for unit 4534 may be problematic due to sidewalk location close to the building. Sidewalk relocation is not to be an HOA expense.

Nothing in the forgoing shall be deemed to be advance approval to make changes to the exterior of a unit without first applying to the Board in writing and receiving HOA approval.

As used above, "substantially similar" is to be interpreted narrowly.