

ABBNEYWOOD STANDARDS

These standards are to serve as guidelines when considering exterior queries or changes to your patio home. These standards may be modified at any time based on VARA Board review.

Please be advised that **ALL** exterior modifications are subject to VARA Board approval and **MUST** be submitted in writing, along with pictures, drawings, and other supporting data, **PRIOR** to beginning work. All modifications must have all necessary governmental permits prior to the commencement of construction and copies of the permits must be submitted to the Board.

The VARA Board will review the request and make every effort to provide a written response to you within 2 weeks of submission of the completed request. Please send request to:

Melinda Eaton – Property Manager

melinda@contactcornerstone.com

Melinda Eaton
c/o Cornerstone Property Management
8003 Lyndon Centre Way
Louisville, KY 40222

Any changes made to the exterior of your home without Board approval are subject to removal at the homeowner's expense.

The following represents the Board's present policies concerning specific various types of exterior modifications and covenant enforcement.

AWNINGS: Awnings shall be permitted on a case-by-case basis at the Board's discretion. The following requirements shall be satisfied in order for the Board to approve the awning:

1. The awnings must be retractable.
2. The requesting homeowner must arrange through Cornerstone Property Management a meeting between the homeowner, board members, and a representative from the awning company.
3. The homeowner must provide to the board exact details of how the awning will be attached to the building along with exact size and dimensions, awning model and color for board consideration.
4. The awning color must closely match the brick-and-mortar colors of all units in Abbeywood.
5. The homeowner shall be responsible for any damage to the gutters, soffit, *etc.* occurring during the installation process and the homeowner shall be responsible for continued maintenance to these areas through daily wear and tear.
6. The homeowner understands that the awning is their responsibility to remove or replace when the awning fades or is in disrepair as determined by the board.
7. The homeowner will disclose these regulations and responsibilities to any potential and/or subsequent purchaser.
8. The awning must be retracted at all times except when in use. When retracted, the awning shall cover the bottom of the palladium window.

DOORS: The standard Front Door for Abbeywood is a solid wood or solid metal door. Front and Patio door painting is included when the Village is painted. However, if you wish to paint these doors between budgeted VARA paintings you may do so using only BLACK or Dark Blue for the Front Door; and Black, Dark Blue, or White for the Patio Door. This may be done without Board approval however no other colors are allowed.

DRIVEWAYS: Are to be kept clutter free and only for automobiles. Grills nor other items are to be left on driveways. Residents moving in or out of the Village who have a moving rental truck, rental trailer, or rental POD are allowable with prior Board approved time periods. Commercial vehicles here for a few hours at a time such as HVAC, rug cleaning companies, plumbers, or electricians *do not require board approval.*

EDGING: This is not allowed except in areas prone to erosion and must be submitted for approval. Homeowners who seek approval and install edging do so at their own risk and grass cutter/snow removal companies will not be responsible for damage to edging.

EXTERIOR HANDRAILS: These are allowed for safety but require Board approval and all installation and maintenance are at the expense of the homeowner.

FENCING: The standard fence is a shadow box style fence which is seen throughout Abbeywood. The fence must be constructed of pressure treated lumber to prevent warping. All fencing must be stained a natural dark wood color consistent with existing fences within Abbeywood and approved by the Board. Height of the fence shall not exceed 6' between homes (between bedroom windows) and 4' built to grade on the remaining sides. Fences must be maintained and kept in good condition which is the responsibility of the homeowner. Fences that are allowed to fall into disrepair must be brought up to Abbeywood standards or removed by the homeowner at their expense. Any other fencing option must be reviewed and approved by the Board.

FOUNDATION PLANTING: The foundation plants were planted 20 years ago and unless you have replaced these plants they may be in need of replacement or refurbishing. Part of your maintenance fee goes towards mulching and trimming once per year. All other care and upkeep is a responsibility of the homeowner. Landscape projects need board approval. Contact the property manager, Melinda Eaton, for a landscape approval form. We ENCOURAGE you to take an objective look at your exterior landscape as it may be time for some updating to maintain our home values. A Cornerstone Property Management representative periodically walks the grounds and will send letters to homeowners when replacement or repairs are identified, as necessary. Abbeywood is all of our responsibility!

GUEST PARKING: These areas are available for the convenience of visitors and are not to be used habitually for any homeowner for extended periods of time. Automobiles are to be kept in your garage and/or driveway to allow guest parking to be available for all homeowners use on a temporary basis. Vehicles that are not running must be kept in your garage or removed from the property. Violation of these Standards may result in vehicles being towed at the owner's expense! No trailers, commercial vehicles, camper vehicles, boats, jet skis, golf carts, ATV's, or motorcycles are allowed in the driveways or guest parking areas (see section below regarding residents' RV rule allowances).

HOLIDAY DECORATIONS: Exterior seasonal decorations are allowed without Board approval with the following restrictions- Christmas/Hanukah decorations may be up from November 15th until January 7th. Decorations are only allowed within the homeowner's property such as the front porch, urns/pots, mailbox, mulched perimeters, and Christmas wreaths on outside windows/chimney brick fronts. Inflatables are NOT ALLOWED. No decorations are allowed to be placed in common ground areas.

LANDSCAPE LIGHTING: Requires Board approval.

MAILBOX: Only the standard mailbox is allowed in Abbeywood.

PATIOS AND DECKS: Each home came with an attached patio. Any changes or modifications to the existing patio or deck must be submitted to the VARA Board. The exception to this is routine maintenance such as power washing and sealing with a clear or redwood sealant. Patio items such as furniture, plants, pots, water features, umbrellas, grills, and decorative items may be placed on YOUR patio/deck or within YOUR fenced yard without Board approval. Nothing can be placed on the common grounds.

PLANTS AND PLANTINGS: Annuals and/or Perennials which accent and complement the existing mulch beds are allowed and may be planted without Board approval. Annuals & Perennials must be maintained, and annuals removed at the end of the season. Only dark brown hardwood mulch is to be used and no other forms/colors of mulch are allowed. Gravel/Rocks are not allowed in planting beds.

REMODELING CONSTRUCTION: If any homeowner is planning to remodel and will have construction related materials or vehicles on site, they need to seek Board approval and especially address the parking or the storing of supplies in public view on the exterior of their property. BEFORE starting any project submit your written proposal at least TWO weeks prior to your starting date. Written Board approval MUST be received prior to your start date. Commercial related vehicles which relate to the remodeling or maintenance of a residence are allowable in guest parking areas with prior Board Approval during daylight hours and construction related vehicles, contractors, and homeowners need to maintain an orderly site.

RV's: A Resident's RV is permitted within Abbeywood Village for the purpose of loading or unloading for a maximum time period of 4 hours. No RV may be stored within the Village or washed or cleaned within the Village. No RV shall hinder any roadway or the access to another's residence. No RV may be parked overnight in the Village and if done may result in Abbeywood obtaining an injunction barring the vehicle from any future entry to the Village.

SATELLITE DISH: Requires Board approval.

SIDEWALKS and FRONT PORCH: Homeowners may power wash and seal aggregate walks and porch with clear sealant without Board approval, Repairs of sidewalks, stoops, and patio are the responsibility of the homeowner and not included in the Abbeywood maintenance. Chairs, benches, and small tables may be placed on front porch. Also, up to 2 pots or urns may be placed at the front of the porch no larger than 4 feet tall. No artificial flowers/plants are allowed except for wreaths.

SIGNS: (Board Approval not required)

- Security Signs: 2 signs are allowed on property, one in front and/or one in rear window or yard.
- Real Estate Signs: When selling your home 1 maximum 2' x 2' size For Sale sign is allowed in your yard as well as 1 small directional sign at the corner of the street leading to your property.
- Election signs: A campaign sign no larger than 2' x 2' is allowed during the period two weeks before until one week after an election.

SOLAR PANELS/SKYLIGHTS/SOLAR TUBES: Not allowed, nor is cutting into any property's roof structure.

SPRINKLER SYSTEMS: Lawn irrigation systems are allowed however cost and maintenance are the responsibility of the homeowner.

STORM DOORS: Black, Almond, or White framed, full view, storm doors are allowed.

TRASH RECEPTICLES: Must be kept in garage except the evening before trash pick-up and must be placed back in the garage the day of trash pick-up,

WHIRLY GIGS: Not allowed.

WINDOW TREATMENTS: Only white or window treatments appearing to be white from the exterior of the property's windows are allowable.

Revised April 2022