

MUTUAL OPERATIONS**PHYSICAL PROPERTY****Bay Windows – Mutual Nine**

All bay windows presently covered with T-111 plywood, distressed plywood, or wood siding, and any other wood product that complements the bay windows such as corbels and decorative trim, shall be removed and replaced with stucco when the bay window framing and covering are infested with termites. All repair expenses shall be a shareholder expense.

All remodels that include bay windows shall be constructed with stucco as the exterior final covering and shall be “bay to grade” construction. The final stucco covering shall also include weep screed one inch above the six-inch concrete apron. The window portion of the “bay to grade” window shall be one window with two side lights, or framed with three separate windows. The face of a bay window, whether on the long or short side of a building, shall not extend beyond the drip line. There shall be no shareholder construction or other shareholder encroachment in the area under the attic access. The expense of the entire remodel and the “bay to grade” construction shall be the responsibility of the shareholder.

Effective the date this policy is adopted, all remodels, bay windows, and/or exterior construction shall be constructed with Stucco. Hardiboard may be used as a covering on the inside of the patio in replacing existing T-111 or in constructing an outside closet on the patio. Hardiboard CANNOT be used in place of stucco on the exterior on remodels and expansions.

If Construction using Hardiboard is NOT Approved and Installation begins without Board approval, then it will be removed at Shareholder’s expense.

MUTUAL ADOPTION

NINE: 09-08-14

(Sept 14)