



POLICY MEMORANDUM 89-2A

DATE: 4 March 1991

TO: All Millwood Estates Homeowners and Residents  
FROM: Board of Directors

SUBJECT: Amendment 2A to the Community Living and  
Architectural Guidelines

The purpose of this memorandum is to issue Amendment 2A to the ARC **guidelines** issued on **5 May 1989**.

**Item \*6. Storm and Screen Doors/Windows. is amended to include builder installed screens. This section will now read:**

Storm and Screen Doors/Windows. Storm doors (front and upper rear) must be uninterrupted full view, or **3/4** view, and **require** ARC approval. They may be wood or metal frame but without ornamentation such as scallops, scrolls **and** imitation **gate** hinges. Hardware should be brass for wood doors and brass, black or trim color for metal doors. Color should be harmonious with the color of the house and/or trim and is subject to approval by the ARC. When metal framed doors are used, **manufacturer's** baked-on colors that are harmonious to the current trim/house/door are to **be** used. A sample of the proposed color (paint chip) is to be submitted with the request to the ARC. Rear ground level storm doors do not require ARC approval.

Storm window frames are also to be of a color **that** is harmonious with the color of the house and/or trim, subject to ARC approval. A sample of the color (paint chip) is to **be** submitted with the ARC request. No plastic covering will be permitted on the exterior (outside) doors or windows.

**SCREENS.** In correlation with the elevation of your townhome (i.e.; front, side or back view) all existing window screens must be either all up or all down.

**Item 21. Landscaping.** is amended to read: **Any landscaping (including shrubs or flowers) which extend beyond 36" of the foundation of the townhome requires prior approval of the ARC.** Such applications shall detail the type, **mature size**, and layout of the proposed planting. Replacements of dead or dying plants with plants of the same type shall be exempt from requiring application. The planting of annuals and perennials in approved beds, however, shall not require application. Care should be taken on any plantings not to hinder the ability of the landscaping contractor to mow