



POLICY MEMORANDUM 89-1A

Date: October 13, 1989

To: All Millwood Estates Homeowners and Residents
From: Board of Directors

Subject: Community Living and Architectural Guidelines Amendment

The purpose of this memorandum is to issue the first Amendment to the Architectural Guidelines, issued on May 5, 1989.

Item #1 is amended to delete any authorization for putting preservatives or sealers on the outside of any fence. This section will now read:

1. FENCES. Standard fences were provided by the builder. They must be left in the original installed condition. No painting, staining, or the placing of any other type sealer or preservative on the fence is allowed. Modifications and or replacements must match the builder provided fence in style and material (rough cut cedar).

Item #4 is amended to delete the reference to types of preservatives approved for fences (last sentence) and to add a listing of the three (3) types of clear preservatives or sealers approved for decks. This section will now read:

4. DECKS. All decks must be constructed of unstained, unpainted, pressure treated wood. ARC application must include a site plan showing size of deck, location as it relates to applicant's house as well as adjacent houses and property lines; description of materials to be used; details of railings, posts, chairs, steps, benches, etc. as required to clearly describe the proposal. Include height of deck off the ground. Second floor decks should be constructed far enough away from party walls to allow access for repairs. Only wood preservatives or sealers that do not materially alter or change the appearance of the deck maybe used. The three (3) types permitted are:

- (1).-WATER SEALANTS- Such as Thompson's Water Seal or Wolman's Raincoat.
- (2).-WATER REPELLANT PRESERVATIVES- Such as Wood-Life, ZAR Clear Wood, or Thompson's Clear Preservative.
- (3).-CLEAR WOOD FINISHES- Such as Aquatrol, CWF, or Woodlife Clear Wood Finish.

In addition, the Board of Directors has voted to levy a fine of \$30.00 per month on homeowners who ignore the final notice from the ARC to correct a violation. In lieu of the fine the Board is empowered under the covenants to hire a contractor to correct the violations and bill the Homeowner. These charges will be added to and become a part of the homeowner's quarterly Association dues.

Millwood Estates Homeowners' Association