

The Greens at Hawk Valley Condominium Association - Authorized Products List

Revised and approved: January 23, 2023

Pursuant to the Condominium Rules and Regulations, II.2, Executive Board approval is required prior to making ANY exterior changes. To submit your request, complete an ARC/Landscape request form to our property manager.

Privately engaged contractors for any exterior maintenance must provide proof of insurance to the property manager prior to work.

Authorized Products List

The following provides guidance and, in some cases, preauthorized products that may be used. Any deviation from this list will require approval from the Executive Board.

Paint

Exterior maintenance and painting of doors and trim is covered by the association. Requests for exterior painting should be sent to our property manager.

Front doors and shutters – Valspar color is Treeline # 5006-4C semigloss

Trim and Garage Doors – Valspar color is Stone Manor # 6006-2A semigloss

No other colors are permitted without the approval of the Executive Board.

Deck Stain

Semi-transparent cedar naturaltone

Preauthorized and recommended deck stain & sealer manufacturers are Olympic or Valspar. Other manufacturers carry a very similar or matching color. **If choosing a manufacturer other than Olympic or Valspar the stain MUST match the approved semi-transparent cedar naturaltone color.**

It is recommended that decks should be sealed every (2) two years or as necessary. Decks should be checked for mildew and cleaned as needed annually.

Storm Door

Larson Signature Full View in sandstone with brass hardware,

Available at Musselman Lumber, Choice Remodeling, Lowes, and many other locations. Note: The brass kickplate on the older model of this door is no longer available. Executive Board approval is required for any other manufactures model.



Windows and doors

Replacement windows and doors, including sliding doors, must be of the same design and color as the original. Window and door replacement requires the approval of the Executive Board. The only approved color for garage doors is sandstone. For all replacements, please submit an ARC-Landscape request form to our property manager.

911 Emergency Unit Numbers.

Bowmansville Fire Department sells house numbers for \$20 (subject to change). The sale of these unit number signs are recommended by and support our local first responder services. Unit numbers can either be vertical or horizontal and are easily installed by simply sliding the sign under the siding. Make sure you measure the area to determine the number orientation to ensure it will fit. The sign measures 6" x 18" and should be mounted directly underneath your present number light or sidelight. Do not mount or install these signs on any siding or exterior surface with any mechanical fasteners (screws, nails, etc.).



Garage Doors

Replacement or repair of garage doors must match in style and color the existing door. Since there are many manufacturers and installers, approval is required from the Executive Board before you proceed. Please submit an ARC-Landscape request form to our property manager.

Awnings

The Board has approved retractable patio and deck awnings in general. Awning must be tan in color with no pattern or stripes. Executive Board approval is required by submitting an Arc-Landscape request form to our property manager.

Downspouts, Gutters and Gutter Guards

Executive Board approval is required for any replacement, repair or installation of downspouts, gutters, and gutter guards. Please submit any repair or replacement maintenance request to our property manager.

Chimney Caps

The Association has no guidelines or specifications on replacing or repairing chimney caps and so can be done without Executive Board approval.

Light bulb for Carlino Unit Numbers

The replacement bulb for these signs is a 5- or 7-watt florescent bulb (G23 2-pin base). These can be purchased at Weaver's in Fivepointville, Lowe's, Home Depot. This is now available in a LED equivalent online.

Basement Egress Windows and Well Covers

There are several options available for unit owners to add either an egress window and well to the unit or cover an existing well. No standard has been established although there are several examples in the community that have been approved. Adding any of these elements to the unit requires Board approval before proceeding. Unit owners must submit an ARC-Landscape request to our property manager for approval.

If you have any questions about these or any other maintenance or changes to the exterior of your unit, you must complete the ARC-Landscape request form available on our property managers' portal or by contacting our community Association Manager.