

MONTCLAIR HOA ARCHITECTURAL STANDARDS

1. Any owner that wishes to make an alteration or modification to the exterior of their unit or to the common elements/limited common elements, including landscaping and fencing, must complete an ARB application outlining the alteration or modification requested. All applications shall be in writing.
2. This application will be reviewed by the ARB Committee with notification to the owner, in writing, of the decision.
3. The owner may appeal the ARB decision to the Board of Directors within 30 days.

Per Article 13 of the Montclair Master Deed, following are general guidelines:

- a. All fences must match the existing fence design and be painted in matching colors.
- b. No permanent alteration may be made to patios, porches, or decks without approval.
- c. No signs, posters, billboards, canopy, awnings or any variation of these shall be erected, placed or permitted to remain on the property.
- d. Playground equipment and tents are not allowed.
- e. No exterior lighting (except for holiday lights) may be added to the units.
- f. Storm doors, sliding doors and windows must match the existing standards. Any changes to doors or windows must be approved.
- g. No artificial vegetation, exterior sculpture, fountain, flag or thing on the exterior of the building is allowed. Seasonal door wreaths/decorations are allowed.
- h. No flags, posters or other signs may be posted in the windows.
- i. No internal structural change to a unit is allowed without permission of the ARB.
- j. Television antenna and satellite equipment is subject to review. Equipment may be erected behind a unit so as not to be visible from the street. No antenna or satellite may be attached to the roofs or siding.
- k. No modification of the exterior plumbing, HVAC or electric systems may be made without ARB review.
- l. Montclair exterior paint is available at Sherwin-Williams. They have the matching colors for the fences, siding, doors and trim.

Per the Master Deed, with any addition, change, modification or alteration approved by the ARB and the Board of Directors, the owner and owner's successors-in-interest assume all responsibility for maintenance, repair, replacement and insurance of such change.

Please contact the Montclair Office – 881-3033 to request an ARB modification request form. Forms are also available on the Montclair website: www.montclairpoa.com.

Revised: October, 2011