

THE OAKS TOWNHOUSE ASSOCIATION

ARCHITECTURAL GUIDELINES

In the event these guidelines conflict with guidelines as approved by The Riverchase Architectural Committee, the more restrictive of the conflicting provision or provisions shall control. According to The Oaks Covenants, any approvals required by The Oaks Architectural Committee are in addition to and not in lieu of approvals required by The Riverchase Architectural Committee. It is neither the purpose nor the intent of these guidelines to amend, delete or modify any provision of The Oaks Covenants or The Riverchase Covenants.

GENERAL

According to The Oaks Covenants, no owner of any Lot shall modify the structure on his or her Lot by adding a room or rooms, changing the roof lines, adding or modifying decks, changing or altering the color or making other alterations in the exterior appearance of the structure without the express **written approval** of the Architectural Committee.

Before making any changes to the exterior of a townhouse, **including landscaping**, the owner must submit a request to the Architectural Committee of The Oaks Townhouse Association, using the Architectural Committee request form. This form may be obtained from the Committee. During the process of review by the Architectural Committee, at its discretion, the adjacent owners will be notified in writing of the proposed changes and provided an opportunity to comment in writing. The proposed changes must be approved or disapproved in writing by the Architectural Committee. If approved, the townhouse owner must then submit the proposed changes to the Riverchase Residential Association for approval.

STRUCTURES

1. Doors (Storm and Security)
 - a. All storm doors shall be metal framed, painted to match the front entrance door color, with clear non-tinted full door glass, including those having auxiliary full door screens.
 - b. All full glass storm doors and auxiliary screens must be satisfactorily maintained
 - c. Ornamental storm doors and security doors are prohibited when visible from any street or from any other owner's Lot.
2. Entrances (Front and Rear)
 - a. Clear glass in sidelights and transoms may be replaced with etched, leaded and or frosted clear glass.
 - b. Replacement of clear glass in sidelights and transoms with colored glass is prohibited.
 - c. Brass kick plates on doors are permitted
 - d. No more than 4 items (planters, flower pots, etc.) may be placed on the front porch and steps of any unit. No container may be taller than 30 inches. No benches are to be placed on porches or front yards.
3. Garage Doors
 - a. Double Doors (16' x 7') – to be metal with 4 panels x 8 panels, or wood with 4 panels x 4 panels. Color to match house trim color. (See Addendum)
 - b. Single Doors (9' x 7') – wood or metal with 4 panels x 4 panels. Color to match house trim color. (See Addendum)

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4. Front Exterior Lighting
 - a. Modification of front exterior lighting fixtures attached to a structure is prohibited. See specifications for approved fixtures in the Addendum.
 - b. The Architectural Committee must approve the addition or replacement of front exterior lighting fixtures.
5. Railing – Porches and Steps
 - a. The addition of railing at porches and steps is allowed where safety is of concern.
 - b. Approval by the Architectural Committee of all railing must be obtained prior to installation. See Addendum.
6. Fences – Unless approved by the Committee, no fence, hedge, wall or other obstruction shall be constructed or maintained on a Lot. Exterior pet barriers, whether visible or not visible, are prohibited. Hedges may be planted along rear lot lines as long as access is not restricted.
7. Handicapped Access
 - a. Interior ramps and chairlifts should be fully considered before planning exterior ramps or chairlifts to the front door area.
 - e. For those units with just one or two front steps, it may be practical to utilize portable aluminum ramps such as “E-Z Access Suitcase Ramp. Other larger models are available from Mobility Central, 400 Olde Towne Rd. in Vestavia Hills, AL. (www.mobilitycentralinc.com)
 - b. Any exterior ramp or chairlift must be constructed in such a manner as to be readily removed after it is no longer required or when the townhouse changes ownership. Approval by The Oaks Architectural Committee must be obtained prior to beginning any construction.
 - c. Both the American National Standards Institute (ANSI) and the Americans with Disabilities Act (ADA) define standards for wheelchair ramps. Please contact your Architectural Committee for additional details to help determine feasibility for your unit.
 - d. The city of Hoover’s Building Inspection office should also be contacted for guidance on the standards mentioned in Item (c) above and to determine if a building permit will be required.
8. Satellite Dishes – Refer to the Riverchase Residential Association Architectural Guidelines.
9. Deck Covers on Interior Units – No permanent roof structures may be added that changes the roof line on the back of the interior units (#27 – #43.)

PAINTING

1. There are two colors approved for use as exterior house trim paint: (See Addendum for details)
 - a. The original Oaks house color is a Sherwin Williams custom formula found in the Addendum. Satin or semi-gloss finishes are recommended. An acceptable match for the original color is Benjamin Moore's “Philadelphia Cream” HC-30 available in satin or semi-gloss.
 - b. A new color approved in 2014 is Benjamin Moore's “Huntington Beige” HC-21.
2. Front doors should match the house trim or be painted black (satin or semi-gloss preferred). All other entrance doors should match the house trim.
3. Storm doors must match the **door** color.

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4. Garage doors, gutters and downspouts should match the house trim.
5. Shutters should be painted black (semi-gloss preferred.)
6. If two adjoining units are different colors, the “dividing line” between the colors should be mutually agreed upon by the owners. On the front of the townhouses, the division is usually obvious. At the rear, the general rule is that the color should be selected by the owner that sees the wall from their deck or patio. If agreement can't be reached, the Architectural Committee will determine the best “dividing line”.
7. For units with **vinyl or metal windows**, the sashes and sash frame may be left unpainted. All other areas (window trim boards, brick mold, lintel and window sill) should be painted to match the house trim/siding. Original or replacement wood-sash windows should also be painted to match the house trim/siding.

LANDSCAPING

1. Changing landscaping visible from the street or along alleyways without the express written approval of the Architectural Committee is prohibited.
2. Only pine straw is permitted at front and side yards for shrubbery beds and natural area mulching. Any drainage structures located in front yards must be covered with pine straw such that they are not visible from the street. Only pine straw, bark or nuggets or shredded pine bark is permitted at rear yards for shrubbery beds and natural area mulching.
3. Dead shrubbery or trees shall be replaced in a timely manner with like shrubbery or trees at the expense of the owner.
4. Owners are responsible for maintaining a neat outside appearance consistent with good property management.
5. Artificial plants and flowers visible from the street are prohibited.
6. Vegetable plants and trellises shall not be visible from the street. No trailing or climbing plants of any kind shall be visible from the street at the front of a unit nor at the side of a unit.
7. Driveways shall be of exposed aggregate concrete using the same small river gravel as the original driveways and contain sufficient steel reinforcement to prevent cracking. The driveways must also contain enough colorant to give the finished surface a light brown tone to match the original driveways.

SIGNS

1. Signs shall not exceed four square feet.
2. Garage Sale Signs – One sign may be located in an owner’s yard on the day of the sale. The owner at the conclusion of the sale shall remove all signs.
3. Security System Signs
 - a. Only one (1) yard sign shall be permitted per Lot. It shall be located in a shrubbery bed near the front door, and shall be mounted near ground level.
 - b. Small stickers may be placed on windows at the owner’s discretion so long as they do not detract from the overall visual harmony of the townhouses.

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4. Real Estate Signs – A copy of guidelines approved and enforced by The Riverchase Architectural Committee may be obtained from Riverchase Residential Association.
5. Political Signs – Political signs are prohibited. Should an owner desire to display a political sign, it is suggested that such sign be placed inside of a front window, then removed in a timely manner.
6. Tradesmen signs may be placed in front of townhouse only while work is in progress.

STATUARY

1. Prior to placing any statue in a yard, its design and location shall be approved by the Architectural Committee.
2. Birdbaths shall not be visible from the street in front of each unit.
3. All statues and birdbaths shall be a neutral color and painted if necessary.

STREET LAMPS

1. Street lamps and posts are the property of the Association. No street lamps or posts, other than those originally installed at The Oaks, shall be added, removed, painted or modified without the express written approval of the Architectural Committee.
2. Street lamps and posts shall be kept free of adornments except for approved Christmas decorations. No signs or notices of any kind may be placed on the lamp posts.

EXTERIOR DECORATIONS

1. All decorations should be in a scale appropriate to a neighborhood of small homes. For example, large banners or rooftop decorations are not appropriate. Holiday decorations should be placed and removed in a timely manner relative to the date of the holiday.
2. Non-holiday decorations such as athletic team support are permitted provided that they are done in a tasteful manner and are placed and removed within a day of the game or event.
3. The display of the U. S. flag is permitted at anytime provided that the rules for proper and respectful display of a U. S. flag are followed.
4. The streetlights are the property of the Association and as such may not be decorated by the homeowner except for the use of the standard greenery and bows at Christmas.
5. The Architectural Committee is responsible for handling any complaints relative to decorations and will contact the property owner as necessary. Please use this approach as opposed to contacting your neighbor directly.

GARBAGE/ TRASH/ RECYCLE CONTAINERS

1. Garbage and recycle containers shall be stored out of public view. Whenever possible, containers should not be put out until after dusk prior to pick-up days and should be returned to the storage location promptly.
2. Containers must be tightly closed when placed outside for pick-up.

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STORAGE CONTAINERS

The use of temporary, on-site storage containers (i.e. PODS) is discouraged and must have the advance written approval of the Board of Directors. Applications for such container approval must clearly state the size and exact location of the container as well as the dates of placement and removal.

DUMPSTERS

The use of temporary, on-site containers for construction refuse shall not be used except for complete reconstruction of a unit(s) such as following a major fire. These exceptions must have the advance written approval of the Board of Directors. All contractors doing less severe demolition work must load their refuse in a truck which must be removed after each workday.