

THE OAKS TOWNHOUSE ASSOCIATION ARCHITECTURAL GUIDELINES

Effective date January 9, 2025

MISSION

Our mutual aim, in cooperation with the Board of Directors, is to protect and maintain the appearance and value of The Oaks and to facilitate the maintenance and improvements of the privately owned residences in The Oaks.

GENERAL

In accordance with Section 4.2 of *The Oaks at Riverchase Amendment to Declaration of Protective Covenants, Easements, Charges, Rights and Liens*, the following constitute the Architectural Guidelines, together with that certain Addendum to The Oaks Townhouse Association Architectural Guidelines, dated as of January 9, 2025 as approved by the Board of Directors.

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 (AC) 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.

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 (AC).

Before making any changes to the exterior of a townhouse, **including landscaping**, the owner must submit a request to the Architectural Committee (AC) 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 (AC), 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 (AC). If approved, the townhouse owner must then submit the proposed change(s) to Community Management Associates, Inc., Birmingham. CMA will forward to the Riverchase Residential Association's Architectural Committee for final approval. In addition, it is the homeowner's responsibility to submit all required documentation and obtain written approvals from the City of Hoover.

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)
 - a. Clear glass in sidelights and transoms may be replaced with etched, leaded and/or frosted clear glass. Colored glass is prohibited.
 - b. Brass kick plates on doors are permitted.
 - c. No more than four items (pedestals, planters, flower pots) may be placed on the front porch and/or steps of any unit. Benches and/or chairs are not allowed. Total height not to exceed 30". Items must be a subdued or neutral color and plastic is not permitted. No other items may be placed on the front porch and/or steps without approval by the AC.
 - d. All residents are encouraged to provide front and storm (if applicable) door keys and/or keypad codes to the President of the Townhouse Association. The keys are installed in the KNOX Box by the Fire Chief and only accessible by the fire department in the event of an emergency.
3. Garage Doors
 - a. Double doors (16'x7') 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'x7') to be metal or wood with 4 panels x 4 panels. Color to match house trim color (see Addendum).
4. Front Exterior Lighting
 - a. Modification of front exterior light fixtures attached to a structure is prohibited (see Addendum for specifications).
 - b. The AC must approve the addition or replacement of front exterior light fixtures.
 - c. See Addendum for bulb specifications.
5. Railing (porches and steps)
 - a. The addition of railing is allowed where safety is of concern.
 - b. Approval by the AC of all railing must be obtained prior to installation (see Addendum).
6. Fences
 - a. Unless approved by the AC, no fence, hedge, wall or other obstruction shall be constructed or maintained on a Lot. Once approved, it is the homeowner's responsibility to adhere to and obtain written approvals from Riverchase Architectural Committee and the City of Hoover prior to construction.
 - b. Exterior pet barriers, whether visible or not visible, are prohibited.
 - c. Hedges may be planted along rear Lot lines with access not restricted.

- (Structures cont'd.)

7. Handicapped Access

- a. Interior ramps and chairlifts should be fully considered before planning exterior ramps or chairlifts to the front door area (see Addendum).
- 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 ownership changes. Approval by the AC 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. Contact the AC 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 in Item c. above and to determine if a building permit will be required.

8. Satellite Dishes – Refer to the Riverchase Residential Association's Architectural Guidelines.

9. Roofing – see Addendum

10. Deck Covers on Interior Units – Changing the roof structure or roof line on the back of any interior unit (#27-#43) requires written approval by the AC. Additionally, proposed changes must be submitted to CMA. CMA will forward to Riverchase Residential Association's Architectural Committee for approval. Also, all City of Hoover requirements must be satisfied by written approval.

PAINTING

1. There are two colors approved for use as exterior house paint (see Addendum). For uniformity, it is essential to adhere to the manufacturer and custom colors that have been selected for The Oaks.
 - a. The original Oaks house color is Sherwin Williams Super Latex Base #A89W1151. Original color formula: B1-2; Y3-23; N1-11+1, also found in the Addendum. Satin or semi-gloss finishes are recommended. If semi-gloss is preferred, use SOLO Sherwin Williams 100% Acrylic Interior/Exterior Latex Paint.
 - b. An acceptable match for the original color is Benjamin Moore's "Philadelphia Cream" HC-30, available in satin or semi-gloss.
 - c. Approved in 2014, Benjamin Moore's "Huntington Beige" HC-21 is also acceptable. The satin base is 401 2X and the semi-gloss base is 403 2X.
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.
4. Garage doors, gutters and downspouts should match the house trim.
5. Shutters should be painted black (semi-gloss preferred).

(Painting cont'd.)

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 townhouse, the division is usually obvious. At the rear, the general rule is the color should be selected by the owner that sees the wall from their deck or patio. If agreement cannot be reached, the AC 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 AC 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 genuine pine straw, bark or nuggets or shredded pine bark is permitted at **rear yards** for shrubbery beds and natural area mulching. Products of recycled rubber are not permitted.
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 driveway.
8. Clear string or rope lighting is permitted in the rear of the residence only and may be illuminated from dusk until 12:00am. Holiday lights are permissible and shall be removed in a timely manner relative to the date of the holiday. Lighting shall not produce glare onto adjoining properties or right of ways and must be maintained in complete working order and replaced or removed if functioning improperly.

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(s) of the sale. At the conclusion of the sale, the yard sign as well as any directional signage shall be removed.
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 window stickers may be placed at the owner's discretion so long as they do not detract from the overall visual harmony of the townhouses.
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 – Exterior political signs are prohibited. Should an owner desire to display a political sign, it is suggested that it be placed inside of a front window, then removed in a timely manner.
6. Tradesmen signs may be placed in front of a townhouse only while work is in progress.

STATUARY

1. Prior to the placement of any statue, its design and location shall be approved by the AC and shall be subdued and/or neutral in color.
2. Man-made or factory-produced outdoor art, including but not limited to fountains, birdbaths and feeders, sculptures, and iron/wood pieces shall not be visible from the street in front of, or to the side of any unit. Any of the above item(s) in place as of January 9, 2025 shall be exempted from the restrictions of this guideline, however the exemption expires upon the sale of the unit and item(s) shall be removed.

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 AC.
2. Street lamps and posts shall be kept free of adornments except for the 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, e.g. large banners or rooftop decorations are not allowed. 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 they are done in a tasteful manner and are placed and removed within a day of the game/event.

(Exterior Decorations – cont'd.)

3. The U.S. flag is permitted at any time provided the rules for proper and respectful display are followed. When displaying the U.S. flag, it is to be maintained in good repair. As a community within Riverchase we are limited to one flag including the American flag. No other flags visible from the street are allowed, including but not limited to, small garden flags, pennants, banners, etc.
4. The AC is responsible for handling any complaints relative to decorations and will contact the property owner as necessary. Please contact any member of the Committee as opposed to contacting your neighbor directly.

GARBAGE/TRASH/RECYCLE CONTAINERS

1. All containers shall be stored out of public view. Whenever possible, containers should not be placed at the curb until after dusk prior to pick-up day and then returned to their storage location promptly.
2. All refuse should be bagged for collection.
3. Containers must be tightly closed when placed outside for pick-up.

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. These exceptions must have the advance written approval of The Oaks Townhouse Association's Board of Directors. All contractors doing less severe demolition must load their refuse in a truck which must be removed after each workday.

COMPLIANCE

Each Spring the AC walks the neighborhood. Letters are mailed to homeowners highlighting concerns with a 'request for action by' date. When action has not been taken to repair/replace, and the Committee has not heard from the homeowner, a second letter will be mailed. The second letter will inquire as to the plan and timeline for completion of the maintenance item(s).

ADDENDUM

TO THE OAKS TOWNHOUSE ASSOCIATION ARCHITECTURAL GUIDELINES

Effective date January 9, 2025

1. Approved replacement **FRONT PORCH LIGHTING FIXTURES**
 - a. The current light fixture, Westover Model 135-1602 BK (black) is no longer being manufactured. Approximate size is 24.5" H x 11.5" W x 14" extension. The Committee is researching an acceptable replacement style.
 - b. Bulb recommendations – Inside units (one fixture) 25W or 40W clear (warm white) LED candelabra style; Outside units (two fixtures) 25W clear (warm white) LED candelabra style. Available at most home improvement stores.
2. Approved house **TRIM AND SIDING PAINT COLORS**
 - a. Sherwin Williams Super Paint Satin **Latex Base #A89W1151**
Color formula: B1-2; Y3-23; N1-11+1 (the original Oaks color)
If semi-gloss is desired, use **SOLO** Sherwin Williams 100% Acrylic Interior/Exterior Latex Paint.
 - *Please note: The name and formula is subject to change as Sherwin Williams updates their product line. However, SW is able to substitute equivalent paint and color match when provided with the old name/formula as described above. The color formula is based on a 1-gallon ratio. An acceptable match is Benjamin Moore's Philadelphia Cream (HC-30) which is available in both satin and semi-gloss.*
 - Benjamin Moore's Huntington Beige (HC-21) was approved in 2014. The satin base is 401 2X and the semi-gloss base is 403 2X.
 - If you wish to use paint from another company, a sample of the above formula must be approved by the Architectural Committee.
3. Approved **COPPER CAP PAINT COLOR** – Owners desiring to update the oxidized appearance of the bay/bump-out topper may use Sherwin Williams' Quaker Bronze, oil-based Interior Exterior All Surface Enamel Satin paint.
4. Approved **FRONT AND STORM DOOR COLOR**
 - a. Storm doors must always match the color of the front door.
 - b. In addition to matching the house trim/siding color, front doors may be painted black using an exterior latex such as Benjamin Moore Black or Sherwin Williams Tricorn Black. Satin or semi-gloss may be used.
 - c. Units with east/west exposure may use special heat-tolerant paint to reduce or eliminate concerns of paint bubbling. Krylon Specialty High Heat Max Premium Color & Finish Protection up to 1000 degrees in black is an option.

5. Approved **SHUTTER COLOR** – Black as described in #4b above. Semi-gloss is recommended.
6. Approved **REPLACEMENT SIDING** – Hardiplank® Colonial Smooth™ Lap Siding (8" width only, primed). Siding must be painted to match the house/trim color.
Please note: This siding does not match the original Masonite siding used in The Oaks. Masonite is no longer in production and use of Hardiplank® therefore requires entire wall replacement.
7. Approved **ROOFING** material – GAF Timberline 30-year/HD. Color: Slate
Please note: This is a new color. The previous color, Slate Blend, is no longer manufactured.
8. Approved **WROUGHT-IRON RAILINGS** for front steps – 2" square post with 1-3/4" handrail cap and round ball.
9. Approved **HANDICAPPED RAMPING/CHAIRLIFT**
 - a. Ramping
 - Portable (used for units with one or two entry steps) – aluminum ramps spanning 4-8ft., referred to as E-Z Access Suitcase Ramp.
 - Larger models are available from Mobility Central in Vestavia Hills (www.mobilitycentralinc.com).
 - b. Chairlift
 - There are several Birmingham-area providers for your consideration. For exterior installation, approval is required by the Architectural Committee.
10. Approved **STEEL REPLACEMENT GARAGE DOOR(S)**
 - Overhead Door Corp. (there are several suppliers including Overhead Door Co. of Birmingham) Model #180 – Insulated 2" door with steel face on outside only and 20-yr. warranty on corrosion; and Model #391 – Insulated 2" door with steel on both sides and lifetime warranty on corrosion.
 - Clopay Garage Door Corp. – Home Depot's Model #HDG or Clopay Model #4300 (also available from A Plus Garage Door, and other suppliers). These models are identical insulated 2" doors with face on both sides and lifetime warranty on corrosion.
 - Other manufacturers/suppliers may also have acceptable replacements. Approval by the Architectural Committee is required.

**Architectural Committee of
The Oaks Townhouse Association, Inc.
Owner Request Form for the Purpose of Maintenance
or Changes to the Exterior of the Townhouse
or Changes to the Landscaping**

Owner: _____ Date submitted: _____

Unit #: _____ Submitted by: _____

Contact phone: _____ Email: _____

Description of requested work and comments by Owner. Provide detailed information about your request, attaching sketches, drawings or site plans as may be appropriate. Prior to submittal, please review By-laws, Amendments, Guidelines and Addendum for guidance on allowable changes.

The scope of review by the Architectural Committee of The Oaks Townhouse Association, Inc. is limited to appearance only and does not include any responsibility or authority to review for structural soundness, for compliance with Building Codes and Standards, or for any other similar or dissimilar factors. Approval of the Owner's Request shall terminate and be rendered Void if work has not begun within six (6) months after the date of such approval by the Architectural Committee. See By-laws, Amendments and Guidelines documents to determine if additional written approvals are needed from Community Mgmt. Assoc. (Riverchase) and the City of Hoover. If required, once approval has been given by The Oaks Architectural Committee, send approval and documents to Stephanie Panagiotides spanas@cmacommunities.com. You and/or your contractor are responsible for submittal to the City of Hoover.

Received by: _____ Date received: _____

Committee comments:

_____ Request approved

_____ Request not approved

By: _____ Action date: _____