

PACES PLACE CONDOMINIUM ASSOCIATION

Architectural Control Committee Guidelines

The Architectural Control Committee (ACC) and Board of Directors of Paces Place need to have written policy guidelines as provided for in the By-Laws. These can be referred to and cited in deciding on proposals from residents regarding the external appearance of their units.

Components include front and rear façades, with additional components to be added as needed.

The objective is to achieve an overall consistency in design while still allowing individual units to create interest.

The Amended and Restated Declaration of Condominium for Paces Place, signed 17 April 1992, created the authority for architectural control as follows:

“13. ARCHITECTURAL CONTROLS, should be reviewed, as follows:

“(a) Architectural Standards. Except as provided herein, no Owner, Occupant, or any other person may make any encroachment onto the Common Elements, or make any exterior change, alteration, or construction (including painting), or erect, place or post any sign, light or other object or thing on the exterior of the buildings, in any windows, or on any Common Elements, without first obtaining the written approval of the Board or its designee. The standard for approval of such improvements shall include, but not be limited to, aesthetic considerations, materials to be used, harmony with the external design of the existing buildings, Units and structures, and the location in relation to surrounding structures and topography.”

It is important to note that “Applications for approval of any such architectural modifications shall be in writing and shall provide such information as the Board or its designee may reasonably require. THE BOARD OR ITS DESIGNEE SHALL BE THE SOLE ARBITER OF SUCH APPLICATION AND MAY WITHHOLD APPROVAL FOR ANY REASON, INCLUDING PURELY AESTHETIC CONSIDERATIONS, AND IT SHALL BE ENTITLED TO STOP ANY CONSTRUCTION WHICH IS NOT IN CONFORMANCE WITH APPROVED PLANS. The Board or its designee may publish written architectural standards for exterior and Common Elements, alterations or additions, and any request in substantial compliance therewith shall be approved; provided, however, each such requested change shall be in harmony with the external

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design of the existing buildings and Units and the location in relation to surrounding structures and topography.

“The Board or its designees, subject to this subparagraph (a), may allow such encroachments on the Common Elements and Limited Common Elements, if any, as it deems acceptable.”

The following are the current components that are under the purview of the ACC.

Component Recommendations:

Exterior Brick	Painted brick will be considered on a case by case basis, but in general, red brick is the preferred standard.
Railings	Black
Pediments and Trim	White or Off-White
Gutters	White or Off-White
Front Door	Color is encouraged and will be calibrated to the color of the brick as approved by the ACC
Shutters	Black
Window Replacements	Consistent with the original architecture in look and size. True divided light or simulated divided light preferred. No faux leaded or stained glass.
Front Lighting	Gas or Electric lantern permitted. Finish to match door hardware or railing.
Roof Shingles	Consistent color and size with adjacent units.

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Garage Door	White/off-white. Solid or with upper windows.
Rear Lighting	Motion Sensor Only

Should any of the recommended standards not currently be in compliance, any change must bring that individual component into compliance as adjudicated by the ACC and approved by the Board.