

LINKS GLEN CONDOMINIUM ASSOCIATION

Architectural Guidelines

Introduction

The Board of Directors (Board) of the Links Glen Condominium Association (Association) has approved the following Architectural Guidelines. These guidelines will guarantee that the Association units will maintain the architectural quality and style consistent with the existing design.

It is the responsibility of the Architectural Review Committee (ARC), and the Board to enforce the integrity of the community through careful maintenance of the Units and Common Elements.

The following will address a range of rules and regulations for the unit exteriors and Common Elements designed to enhance the quality of life for Unit Owners by protecting the property values and safety for all.

The ARC, appointed by the Board, will be responsible to advise the Board on issues regarding questions and proposed changes to the buildings and overall appearance of the Association property.

If a Unit Owner is interested in pursuing an alteration to the standard design, they must submit a request to the ARC who will review the request and make a recommendation to the Board of Directors. The Board will make final determination on the request. When submitting a request, the Unit Owner should provide detailed information about the system, materials, design proposed and cost. This should include technical information as well as a drawing to clarify their request. The request may be filed electronically, however, if filed in hard copy, 4 copies of the request and supporting material should be provided to the Chair of the ARC. The Committee and the Board will complete their review and act within 30 days after a request is determined to be complete. If a Unit Owner wishes to make changes which might include significant cost, a conceptual plan may be presented for initial approval. If a conceptual plan is approved, final plans with costs and other significant details will still be required by the ARC.

A. Requests for Changes to Unit Exterior

Links Glen appeal and quality is based in part on the use of standard materials and design detailing all of the Units. If a Unit Owner desires to make any change to the Common Element of the Unit, approval must be secured in accordance with Paragraph 7.1.4 of the CC&R.

B. Exterior

It is the intention that an aesthetic balance of the Association property be maintained. No sign, shutter, awning, flag, screens, radio or television antenna, satellite dish, or any other object shall be hung, affixed to or displayed on the outside walls, windows, decks, patios, porches, roof or other exterior portion of any Unit, including the mulch area, without the prior consent of the Board. Seasonal decorative items may be attached to a Unit exterior near the entrance without Board consent. The Board reserves the right to request removal of any decorative items.

C. Decks and Patios

Furniture and plants located on the deck or patio area must be kept neat and maintained. Everything must be of sufficient weight or tethered so that the wind does not regularly disrupt or cause damage. Small storage units are allowed on decks and patios, provided they are not a detriment to the property.

Cooking grills are allowed on the deck or patio, but caution must be heeded to not cause damage to the Unit. Cooking grilles are allowed on exterior driveways and walkways only during use for cooking.

Spas or hot tubs are not allowed.

No attachments can be added to the deck or patio without approval of the Board. This includes but is not limited to swings, screens, etc.

D. Decorative Lighting

Decorative lighting is not allowed on the exterior of any Unit or in adjacent common area except during the holiday season (Thanksgiving – January 10th). Landscape lighting may be installed only along the sidewalk from driveway to front entrance. Such lighting must be directed downward, and a maximum of 4 lights are allowed.

E. Contractors: (vendors)

The Board must approve any vendor or contractor.

Any vendor or contractor providing work must provide to Links Glen a Certificate of Insurance (COI) in accordance with the Links Glen Agreement of Understanding. Prior to digging, the contractor is responsible for identifying all underground utilities including irrigation lines. All contractors must provide a W-9 for Internal Revenue Service.

Approved by the Links Glen Board July 17, 2025.