

TO: Wedgewood Homeowners
FROM: Wedgewood Architectural Control Committee
DATE: April 2023
RE: Established Control Standards in Wedgewood

This letter is our routine notice to remind all homeowners living in Wedgewood that controls do exist for any improvements or changes to the structure of your unit and any landscaping. Many of the original units at Wedgewood are 30+ years old and with age there is upkeep. This committee and your board of directors appreciate the many efforts of homeowners to maintain the quality of your homes, which in turn, promotes a positive reflection of our Wedgewood community.

It is imperative that all homeowners fill out the attached ACC request form for ANY AND ALL exterior improvements/changes. Also, attached you will find a copy of our Architectural Control Standards which need to be followed to maintain consistency at Wedgewood. Filling out the request form saves time and possibly money for you.

Improvements that need approval but not limited to the following:

- Exterior painting and color choice (trim color included)
- Window changes/installations (coordinate with attached neighbors)
- Driveway repair/replacement
- Fence/deck replacement and color (coordinate with neighbors)
- Garage door replacement (4 panel or 8 panel in coordination with neighbors)
- New roof shingles
- Basically. any changes to the exterior of the home even landscaping

WE CANNOT EMPHASIZE TOO STRONGLY THE NEED TO COORDINATE WITH YOUR NEIGHBORS IN MULTI-PLEX BUILDINGS.

This committee will soon be making their annual walk around Wedgewood to review the condition of the units and a form will be sent to any homeowner with a unit in need of repair or improvement.

Our lawn service contractor has requested the homeowners keep flower beds weeded to avoid weed creepage in the lawns.

Finally, the committee will complete a walk in the September timeframe to confirm that the recommended improvements have been accomplished. Through this process, we can achieve a Wedgewood which we are proud of.

The ACC committee members are VOLUNTEER and should not be put in an uncomfortable position when the standards are in print and obvious.

These controls are necessary for the continued betterment of our Wedgewood community. If any of this committee's volunteers can be of help, please feel free to contact one of us.

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ARCHITECTURAL CONTROL STANDARDS

INTRODUCTION: The covenants of the Wedgewood Owners' Association provide for the authority of the Association to control the exterior appearance of all units (See Article 6). Also, Articles 8.2 through 8.12 spell out several restrictions (awnings, recreational equipment, fences, etc.). There are, however, several issues which are not addressed in these written documents. Given the age of the units which make up the Association, there has been an increase in the number of proposals for renovation or changes. Therefore, it was deemed appropriate for the Board formally to promulgate the standards it will utilize in reviewing requests for changes in exterior appearance.

It should be understood that these standards are not retroactive directives. Since there are already several instances in which departures from these standards have been implemented by owners, with or without the approval of the Board, we are not asking that these be corrected at this time. Rather, any future changes will be judged by these standards. Hopefully, this will result in a more attractive neighborhood. Wedgewood, compared to many other condominium or townhouse developments, has always been characterized by a great deal of diversity. We do not intend to change this. However, there must be some limits to this diversity, and we are trying to set reasonable standards.

THEREFORE, IT IS IMPERATIVE THAT NO CHANGES TO THE EXTERIOR STRUCTURE OF ANY UNIT BE COMMENCED WITHOUT THE PRIOR APPROVAL OF THE BOARD OF DIRECTORS. Examples of these changes include, construction of a new driveway, replacement of a deck, complete re-painting of a unit (minor touch-up painting in the same color may proceed without committee approval), installation of new windows, doors or garage doors, installation of vinyl siding, substantial changes in individual landscaping, roof replacement, construction of any new structure, installation of awnings, etc.

ALL PROPOSALS SHOULD BE IN WRITING AND SENT TO THE CHAIR OF THE ARCHITECTURAL CONTROL COMMITTEE FOR REVIEW. NO CONTRACT FOR WORK SHOULD BE SIGNED OR WORK COMMENCED BEFORE APPROVAL IS GRANTED BY THE BOARD OF DIRECTORS. Commencing work without approval is done at your own peril!

In this document, the term multi-unit building is used to refer to all duplexes and four-plexes. Proposals for substantial changes to the exterior of any unit in a multi-unit building will require the concurrence of all residents in the building.

DRIVEWAYS: All driveways shall be of concrete. No asphalt overlays are permitted. Crack Fillers must be white or light grey. No black filler may be used.

FENCES: All fences shall be of the "good neighbor" style (alternating vertical slats placed over and concealing the horizontal support structure). There shall be no fencing in the front of any unit. Fences may be stained or left natural in coordination with your neighbors. No chain link fencing is permitted. Special consideration must be given to homes alongside 120th Street. Fences along 120th Street need to present a favorable appearance to passersby. Therefore, replacement of these fences needs to be "dog-eared" cedar board style with CWP cedar stain.

TREES, SHRUBS, ETC: No trees or shrubs shall be planted on common (association owned) property or on private property without the explicit approval of the Architectural Control Committee. Although the Association has assumed responsibility for trimming and removal of trees planted on individual owner's property, they will not be responsible for the upkeep of any landscaping planted in an area enclosed by privacy fencing.

FLOWER BEDS: Flower beds have traditionally been the choice of the owner. The Association has permitted owners to use their originality and taste in design and appearance. The only limits on flower beds are that they should be well maintained to keep the Wedgewood Townhomes neighborhood attractive. Our lawn contractor has identified weeds in flower beds as creating a lawn maintenance problem, therefore weed should be controlled and removed.

PAINTING AND EXTERIOR FACADE: All units must be painted in a color which is consistent with the color spectrum approved by the Board. (Members of the Architectural Control Committee have sample swatches of the approved color.) All units in multi-unit buildings shall be painted the same color. Window and door trim may be painted the same color as the house or a complementary color. However, this should be consistent throughout the unit, i.e. if some trim is painted in a complementary color, all trim should be so painted.

In multi-unit buildings, trim color should be consistent throughout all units.

Any vinyl siding used should be of superior quality and the color should be consistent with the approved paint colors. In multi-unit buildings, individual units may not apply siding unless the proposal includes a schedule for siding all units in the building.

GARAGE DOORS: In multi-unit buildings garage doors shall be consistent in style and the color shall be the same as the predominant house color. (Witness the aesthetic advantage by viewing the four-plex on Mason Plaza. Here all garage doors are of the same style, compared to the extreme variability existing in other multi-unit buildings.) Although it may be difficult to achieve this standard, some movement toward the goal may be accomplished as garage doors are replaced in the future.

ROOFS: Shingles may be asphalt, fiberglass, or other material approved by the Architectural Control Committee. However, all units in multi-unit buildings must use identical shingles, both in composition and color.

CONSTRUCTION ON COMMON PROPERTY: Except for privacy fences, there shall be no structure of any type (sunroom, deck, etc.) which impinges on the common property of the Association.

WINDOWS: As far as possible, windows in multi-unit buildings should be similar in color and style.