

EXTERIOR STANDARDS – DEERFIELD VILLAGE

SPRING 2013

(PRIOR BOARD APPROVAL IS REQUIRED FOR ALL THE WORK BELOW)

The Board, through consultation with owners in past meetings, has approved the following standards to allow for consistency within Deerfield Village. The Window and Door Replacement Policy was created through Special Resolution, with a majority approval. Maintenance and replacement of exterior doors, windows, decks, and fixtures is now the responsibility of the Unit Owner. These standards are published to ensure that those Unit Owners contemplating charge are aware of the standards that are required. If there is any doubt, or concern that the change being contemplated may not be in accordance with these standards, it is **strongly** advised that you consult with the Property Manager. Failure to adhere to these standards may result in a Removal Order.

DOORS AND WINDOWS

The Board has approved the following standards for replacement of **exterior doors, windows, fixtures and decks:**

Doors:

- All Units must have both a white exterior screen door, and a white main door. Both doors are to be constructed of metal
- Screen doors must be “half and half” design, with a white handle;
- Security doors, if desired and approved by the Board, must be white, of Wrought Iron design, and still be in the “half and half” pattern;
- Main doors must be a “panel” design, either solid or hollow core, and any insert in the door must be at the top, and in a “half-moon” pattern;
- Main door deadbolt and handles must be brass; and
- Patio/Balcony doors must be white vinyl sliders.

Windows:

- Windows must be CSA approved, horizontal white vinyl sliders;
- Glass must be clear, or lightly tinted. Dark tints or mirrored glass will not be permitted;
- All sliding windows must include a “Night Lock” to allow windows to be left partially open for air circulation, while at the same time, providing security against intrusion; and
- Living room windows must be white vinyl, and with a top slider to provide ventilation.

EXTERIOR FIXTURES

Mailboxes/Doorbells/Unit Numbers:

- These exterior fixtures must be white with mailboxes being the horizontal style. Unit numbers must be a minimum of 5 inches tall, and no taller than 7 inches in height, and placed in the appropriate position in the front of the Unit, and if applicable, in the back as well. (White)

Exterior Lighting:

- Outside lights must be the “Coach” style with a short bottom extension. These must be white in color as well. Motion detectors are permitted, but must be of reasonable size, and only in white.

Because of the structural work that will be required with a change of doors and windows, plans for change must be submitted to the Property Manger for Board approval. To speed the process up, it is advised that the Owner provide: a brochure of the doors and/or windows to be installed, with information on their dimensions, material, and information on whom the contractors installing them will be. Contractors must be licensed, bonded, and have WCB and liability insurance coverage. (This last part is to protect the Unit Owner from liability in case of an accident occurring during installation). No inserts will be approved.

DECK STANDARDS

Maintenance and replacement of Privacy Area balconies and decks are the sole responsibility of Unit Owners; however, Board approval is required for all exterior changes/construction prior to the start of any modification. **Of most importance is the requirement that once approval is granted, Alberta Call Before You Dig is consulted and all underground lines are located prior to construction/renovation.**

Written applications must include a detailed drawing of the change being proposed, and the material being used. The two types wood authorized for deck/balcony/railing construction, is pressure treated lumber or cedar. Untreated plywood or untreated spruce will not be permitted. Of the standards of Deerfield Village, the following will apply:

- The deck must be level with the lowest step of the original balcony, (contact Property Manager for details)
- No portion of the deck can be attached to the privacy area fence;
- No structures will be attached to the privacy area fencing;
- Ample space must be left to allow the gate to swing open for access;
- Owners are responsible for the maintenance and care of the deck, (e.g. staining/painting, repairs. Stain to match the fence is required.

The design of the deck must fit in with the overall aesthetics of the complex. No wood burning stoves/fireplaces, or other burning devices outside of propane BBQs will be authorized because of potential fire hazard. In accordance with City of Calgary Bylaws, no structure taller than 24 inches off the ground will be permitted without a building permit. If using contractors, the same rules as for window and door installation will apply.

The original small upper deck must be retained with steps going down to the lower deck. Code requires railing on the upper deck and stairs.