

## Proposal for Changes in Thuncaster Architectural Standards

Thuncaster structural factors were considered in creating these recommendations.

- There are three different exterior models within Thuncaster
  - The buildings surrounding Onyx Court
  - The buildings surrounding Dune Court
  - The buildings facing Thunderbird Blvd
- The three models must have the same siding, trim, and garage door colors, and meet COA guidelines for replacement of garage doors, i.e., everyone matches as closely as possible.
- Other items, such as windows, need to be consistent within the model.

Any architectural item that is already in place is grandfathered in, so no change to existing features is needed. For example, a security door that is currently black does not have to be repainted. However, if a door is replaced, or a new door is installed, it must comply with the architectural standards in place at that time.

**All architectural changes must be approved by the Architectural Committee before changes are made.** The request requires a description of the change, and depending on the nature of the modification, the color, style (including an image) and name of the licensed contractor may be requested before approval is given.

Requests that are not compliant with the standards will be denied, for example a modification that requires altering the exterior wall structure, or painting a mural on the front door. Per the Rules and Regulations, if a change is made without approval, the Board has the power to have the unit owner revise the change.

The Architectural Committee proposes the following updates to Thuncaster's standards:

- A. Primary Entrance - the front door
  1. Your front door must be one piece (no double or Dutch doors). It may be any style, within reason, that matches the size of our standard doors and complements the architecture of the condominium complex. Doors with windows are allowed.
  2. If you have a security or storm door that obscures the view of your door, so a passerby can't easily see your door, it can be painted any color, within the standards.
  3. If you don't have a security or storm door, so your front door is in plain sight, it must be painted white, tan or a Board approved neutral color.
  
- B. Security and Storm doors, and Gates

1. Security and storm doors, on the front door or the back gate, must be painted white, tan, or the current siding color. Doors in place when these rules take effect are grandfathered in, so no change is required.
2. If your gate has security door that obscures the view of the gate, it can be painted any color within reason.
3. If you don't have a security or storm door, so your gate is in plain sight, it must be painted white, tan or a Board approved neutral color.
4. New gates can be of a stained wood or wood substitute construction.

#### C. Windows

1. All windows on the front of your condominium, those facing either a courtyard or Thunderbird Blvd., must match.
2. New windows must have the same dimensions as the original windows; the overall size and/or the exterior wall structure cannot be altered.
3. New window frames must be white.

#### D. Garage Doors

1. All garage doors in Thuncaster must be as close to uniformly colored as possible. This may become an issue as more doors are replaced, and will be discussed at that time.
2. Replacement doors must be horizontally paneled rollups, and compatible with the existing Thuncaster doors.
3. Your garage door can have windows as long as they comply with the roll-up standard.