



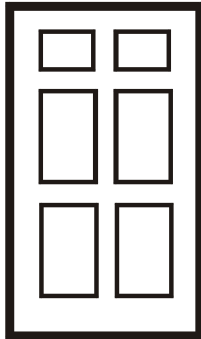
Congress Square I Condominium

DOOR AND WINDOW MAINTENANCE AND REPLACEMENT STANDARDS

Intent: The architectural concept of the buildings at Congress Square I is that of a Grand Home. Each building is designed to have the appearance of a single large house. Door and Window Maintenance and Replacement Standards have been adopted to maintain the uniform appearance of this part of the Limited Common Property as provided in the Declaration of Condominium Ownership and the Drawings.

A. Design Standards - Front Doors:

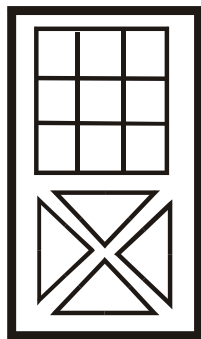
1. Five styles of doors may be used on the units and any replacement or maintenance shall be in accordance with the architectural design provided by the developer.



2. Buildings with brick fronts have raised cross buck plants with glass windows. Windows shall have the appearance of 9 panes arranged 3 across by 3 high (3x3).

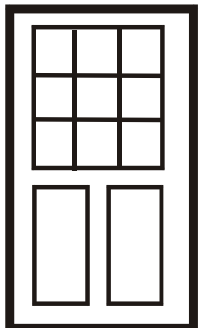
3. Replacement doors may have embossed cross buck panels or two embossed panels at the door bottom with 9 window panes.

4. The original front doors have raised trim components called "plants". Original plastic plants may warp on occasion if the storm door glass is left in place. Trim Plants may be replaced with either plastic or wood.



5. Replacement doors may be solid doors with trim plants added after door installation or doors with embossed panels.

6. Buildings with overhangs have a solid 6 panel steel door with no windows and raised plants which form the panels or 6 embossed panels arranged in the same pattern as the original door. A peep hole may be installed on solid doors.



Rule 1997-2

Adopted:

April 10, 1997

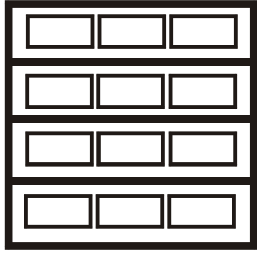
Revised:

August 22, 2000

Revised:

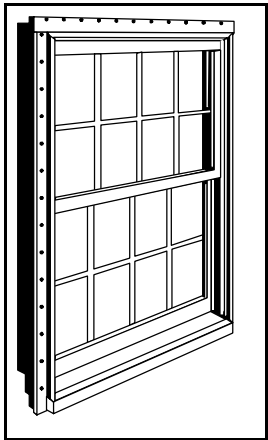
January 11, 2003

Embossed and 2 panel window doors permitted



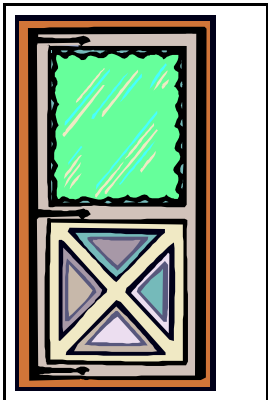
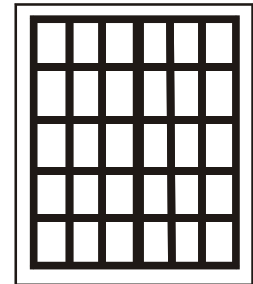
B. Design Standards - Garage Doors:

1. Replacement garage doors must be wood or wood composite materials with the same 3 panel horizontal by 4 section vertical style as the original door.



C. Design Standards - Windows and Patio Doors:

1. Replacement patio doors and double hung windows must have the same number of "panes" effected by mullions or a grid. These mullions may be in place between the glass or installed on the interior or exterior of the window.
2. Aluminum, vinyl or wood replacement windows and patio doors may be used as long as the visual weight and dimensions of the stiles provide the same appearance of the original window or door.
3. Windows shall be the original double hung "4 over 4" style per sash.
4. Patio doors shall have the original appearance of 15 panes (3x5) per sash.
5. Patio doors may be of the sliding style or a swing in "French Door" style providing the visual weight and dimensions of the stiles provide the same appearance of the original window or door.
6. White is the preferred color for replacement windows and doors. Doors and windows may also be the original mill finish aluminum color.



D. Design Standards - Storm Doors:

1. Storm doors shall be the Cross-Buck style with scalloped top trim. Storm doors shall be white except Brown doors are permitted on Tan buildings where both storm doors on one building side will be Brown.

E. Paint Colors - Sherwin-Williams

Body - (Includes Garage Door and Siding)

Trim - (Includes Front Door and Building Accent Trim)

Gray	Niagara Mist	SW2094
Blue	Scandanavian Sky	SW2268
Tan	Bungalow Beige	SW2032
Cream	Maize	SW2338

Riverboat	SW
Boathouse	SW2265
Faux Marble	SW2015
Copper Nail	SW2315