PARK AVENUE CONDOMINIUM OWNERS' ASSOCIATION

Revised: March 19, 2026

Standards Note: Any change to the exterior of the condominiums must have approval from the Board of Trustees prior to any construction taking place.

CARPORT CEILING REMODEL STANDARDS

The following ceiling remodel or "fir-down" standards are designed for those owners who wish to add more insulation to their carport ceilings and in doing so covering the existing sprayed-on insulation material. The purpose of these standards is to ensure construction method, material and appearance uniformity.

- The area of the ceiling that may not be covered is that which exists from the face of the above deck back to the insulation line minus four inches. (The intent is to cover the existing area of insulation plus four inches closer to the edge of the balcony.) The Park Avenue Home Owner's Association will maintain the uncovered area in its original form.
- The rafters that hold the covering shall be anchored with concrete anchors that are to be power hammered into place. (Be careful as utility water and power lines exist in the concrete.) Power driven nails are not to be used as the only anchoring method.
- The rafters shall be 2x4s spaced at sixteen inches. The maximum spacing between concrete anchors is twenty-four inches.
- The maximum drop down on the ceiling shall not exceed 4 inches.
- The ceiling covering in the fir-down areas shall be redwood or cedar dimensional lumber. Laminated, pressed board or drywall type products will not be allowed.
- The finish on the ceiling shall be stained to match the current color of the exterior stucco (tan). Vertical areas within the carport shall be stained to match the brown exterior finish of the project.
- All existing carports with fir-downed ceilings, at the present time, are acceptable, however as they become in need of repair these standards are to be used. e.g. Existing drywalled ceilings must be replaced with cedar or redwood.

DOOR REPLACEMENT STANDARDS

Note: Unit owners are responsible for all door replacements and maintenance for their unit. Any door replacement or modification must be approved by the Board of Trustees prior to construction. As old doors fall into disrepair, the homeowners association will notify the owner of the condition. Replacement must be made by the owner accordingly or the homeowners association will replace the door and will invoice the owner for the cost.

Living Room – Patio Doors

- An architectural change application must be filled out and approved by the Board prior to removal of the existing doors and installation of the new doors.
- Old doors must be removed in their entirety and replaced with an approved door.

- Old doors may be replaced with sliding glass type doors provided that the doors and frames are anodized or powder coated metal in a bronze color.
- Old doors may be replaced with wood type French doors (where both doors open independently from each other) providing that the frames and doors are metal clad and are anodized or powder coated in a bronze color.
- Owners are responsible for all door maintenance.

Carport Balcony Door Replacement

- An architectural change application must be filled out and approved by the Board prior to removal or modification of the existing door and/or installation of a new door.
- Door size to be 79 ½" tall by 34" wide.
- Door must have a window with clear glass. The window opening should measure 22" x 32" and should be centered in the door, 6" below the door top.
- Only solid core doors are allowed.
- Old doors must be removed in their entirety and replaced with an approved door.
- Window frame stops must be metal and must match the bronze color of the door.
- Owners are responsible for all door maintenance.
- Screen or security doors may be installed on the carport balcony doors however, they must be installed on the inside of the door.
- Doors with full light windows are also allowed.
- New doors and door trim should be similar in color to those within the complex.

Front Door Replacement and Modification

- An architectural change application must be filled out and approved by the Board prior to removal or modification of the existing door and/or installation of a new door.
- Only doors that are solid core, powder coated steel clad and in a bronze color, are allowed. (No partial or raised panel doors are allowed.)
- Windows are not allowed in the main entry door unless a privacy door has been installed between the carport and the atrium.
- Screen doors are allowed with frames that are steel, powder coated in a bronze color. Screen doors must be maintained by the owner in a presentable condition.
- Full or partial glass storm doors are allowed and must also be constructed of powder coated steel with a bronze color. As with screen doors, storm doors must be maintained by the owner in a presentable condition.

Carport/Atrium Security/Privacy Doors

- An architectural change application must be filled out and approved by the Board prior to removal or modification of the existing doors and/or installation of new doors.
- Privacy doors that are solid core, powder-coated steel clad and in a bronze color, are allowed. No partial or raised panel doors are allowed. Windows are not allowed in these doors.
- Security gates are allowed if constructed of wrought iron and painted black or powder coated in a bronze color.

- Owners are responsible for all door maintenance.

CARPORT CLOSET SPECIFICATIONS

Closets Located at the Front and Side of Main Carports

- Carport closet specifications are according to the drawings as approved by the Board of Directors. See Exhibit A: Approved Carport Storage Unit Drawings (Units 1, 2, 3 & 4).
- 2x4 type construction is to be used on walls.
- Walls to be sided with tongue and groove, cedar siding, smooth side out.
- Siding to be stained with approved stain in approved color.
- Doors may be configured as two double doors or two single doors with a divider in between.

Closets Located at the Front of Auxiliary Carports

- Closets to be 10' long by 45" deep.
- 2x4 type construction is to be used on walls.
- Walls to be sided with tongue and groove, cedar siding, smooth side out.
- Siding to be stained with approved stain in approved color.

Upstairs Two Bedroom Unit Closets

- Upstairs two bedroom units may not install closets on the side of their carport as the closet will interfere with ingress and egress from the downstairs one bedroom unit.

AIR CONDITIONING UNITS

The following standards govern the installation of air conditioning equipment at the Park Avenue Condominiums. An architectural change application must be filled out and approved by the Board of Trustees prior to the installation of any air conditioning equipment.

General Requirements

- An architectural change application must be submitted to and approved by the Board of Trustees prior to the installation of any air conditioning equipment, venting, or associated electrical work.
- Only mini-split air conditioning systems are approved. Self-contained A/C units are not permitted.
- Window-mounted air conditioning units and evaporative-type coolers are not permitted anywhere within the complex.
- Garage and roof installations are prohibited.
- All air conditioning systems must have a noise rating of 70 decibels or less, measured at the source. Owners with systems that produce noise levels exceeding 70 decibels may be required to remove or upgrade their system.
- Any damage, water intrusion, structural issues, or other problems that occur as a result of penetrating exterior brick, masonry, or stucco for A/C installation will be the unit owner's sole responsibility to repair, or to reimburse the Association for the cost of repair.

End Unit Installations

End unit owners have two approved options for condenser/compressor placement:

- On the side of the building adjacent to the owner's unit.
- In the owner's open atrium.

Interior Unit Installations

Interior unit owners (non-end units) have two approved options for condenser/compressor placement:

- In the owner's open atrium (where the atrium is owned by the individual owner and not shared common area).
- On the owner's street-facing balcony, provided the unit is a low-profile, quiet-rated Carrier multi-split condenser that sits entirely below the balcony railing. Only the feet of the unit may be visible from street level. The specific Carrier model must be identified in the architectural change application and approved by the Board prior to purchase or installation.

Second-Story Unit Installations

Second-story unit owners may install a mini-split condenser on the non-street-side balcony, provided:

- The condenser unit sits entirely below the balcony railing and cannot be seen over the railing. Only the feet of the unit may be visible.
- The unit meets the 70-decibel noise requirement.

- Vibration isolation pads or mounts are required to minimize noise and vibration transfer to the balcony deck and adjoining units.

Shared Atriums

- In situations where the atrium is shared by two units (a one-bedroom condominium downstairs and a two-bedroom condominium upstairs) and the atrium is considered common area, external condenser units are not allowed in the atrium. The two-bedroom upstairs unit may install a mini-split condenser on the living room balcony subject to the balcony placement requirements above.

Installation Standards (All Placements)

A. Condenser/Compressor Placement

- The outdoor condensing unit must be placed on a prefabricated, durable pad (e.g., composite plastic equipment pad) and securely bolted or fastened in place.
- Where an approved condenser cover is used (e.g., Airdeko-style decorative cover in bronze or a color matching the building exterior), it must be bolted to the pad and must allow adequate airflow for proper unit operation.
- The condenser/compressor unit must not obstruct ingress or egress to or from the atrium, balcony, or any adjacent unit's access.
- For balcony installations, vibration isolation pads or mounts are required to minimize noise and vibration transfer to the balcony deck and adjoining units.

B. Masonry and Brick Penetrations

- All penetrations through stucco, masonry, or brick walls must not affect the structural integrity of the building. A structural assessment may be required at the Board's discretion.
- Penetrations must be sealed with a polyurethane elastomeric construction adhesive/sealant (e.g., Sikaflex 1a or equivalent) to form a waterproof, elastic membrane prior to being covered by a conduit LB fitting or line hide.
- Do NOT penetrate walls containing structural beams or where the roofline lowers and provides insufficient clearance. Contractors must verify structural elements before any penetration.
- All wall penetrations must be covered by either a conduit LB fitting or a line hide system —no exposed penetrations are permitted.
- Any damage, water intrusion, or structural issues resulting from exterior penetrations are the unit owner's sole financial responsibility.

C. Line Sets and Line Hide

- External line hide must be painted to match the condenser cover and building gutters. Approved paint specification: Sherwin Williams Latitude acrylic latex satin finish, color VS337 Rolling Stone, or a Board-approved equivalent matching the building exterior.
- Internal line sets must be enclosed by a carpenter and painted to match the interior walls. Line sets routed through interior spaces (e.g., above closets, above bathrooms) must not be visible in finished living areas.
- Where line sets penetrate an exterior wall, the penetration point must be just below the ceiling line or in a location concealed by the external line hide.

D. Electrical Requirements

- Power must be 208V/230V single phase (or as specified by the equipment manufacturer).
- A 240V disconnect switch must be installed adjacent to the outdoor condensing unit, in compliance with local electrical codes.
- Power lines from the breaker panel to the outdoor unit must be run in conduit. Where conduit is visible inside the unit (e.g., along wall/ceiling junctions), it must be concealed with crown molding, boxing, or matched to the existing ceiling profile.

FIREPLACE GAS LINE INSTALLATION SPECIFICATIONS

The following are guidelines for the installation of gas lines from meters to fireplaces for those owners that wish to convert their wood burning fireplaces to gas burning.

- An architectural change application must be submitted to and approved by the Board of Trustees prior to the installation of any piping.
- Area must be Bluestaked prior to digging. Caution: Bluestake does not identify private gas lines, i.e. other fireplace gas lines that run from meters.
- A gas valve must be installed at the meter so that the fireplace gas line can be isolated.
- Trenching must be hand dug.
- Gas lines must pass under patios and be hidden as much as possible when running up the chimney chase.
- The owner is responsible for the replacement of sod, etc. necessary to restore any disturbed common areas to their original condition.

UNIT WINDOW AND FRAME REPLACEMENT

Unit owners are responsible for the maintenance and replacement of all windows, window frames, and window glass associated with their condominium. The following are guidelines for the replacement of windows and window frames:

- An architectural change application must be filled out and approved by the Board prior to the installation of any new or modified exterior window glass or frame.
- Owners are responsible for all damage done to their condominium or another condominium due to poorly maintained windows.
- Owners are responsible for all skylight and associated roof repairs, damage and maintenance.
- New window frames may be of any material appropriate for this climate but must be powder coated dark bronze on the exterior frame.
- New windows must be of the same size and configuration as the windows that were replaced.
- The living room window located next to the fireplace may be replaced to accommodate vertical sliding panels. If this change is made, a transom type window must be placed above the sliding panels to match the transom window that is located above the living room back door. The width of the frame between the new sliding windows and the new transom window must be a maximum of 4 inches.

- The following are approved window configurations for end unit owners wishing to enclose atriums or add windows to the outside end brick wall. See Exhibit B: Approved End-Unit Window Configurations.

ENCLOSED ATRIUMS

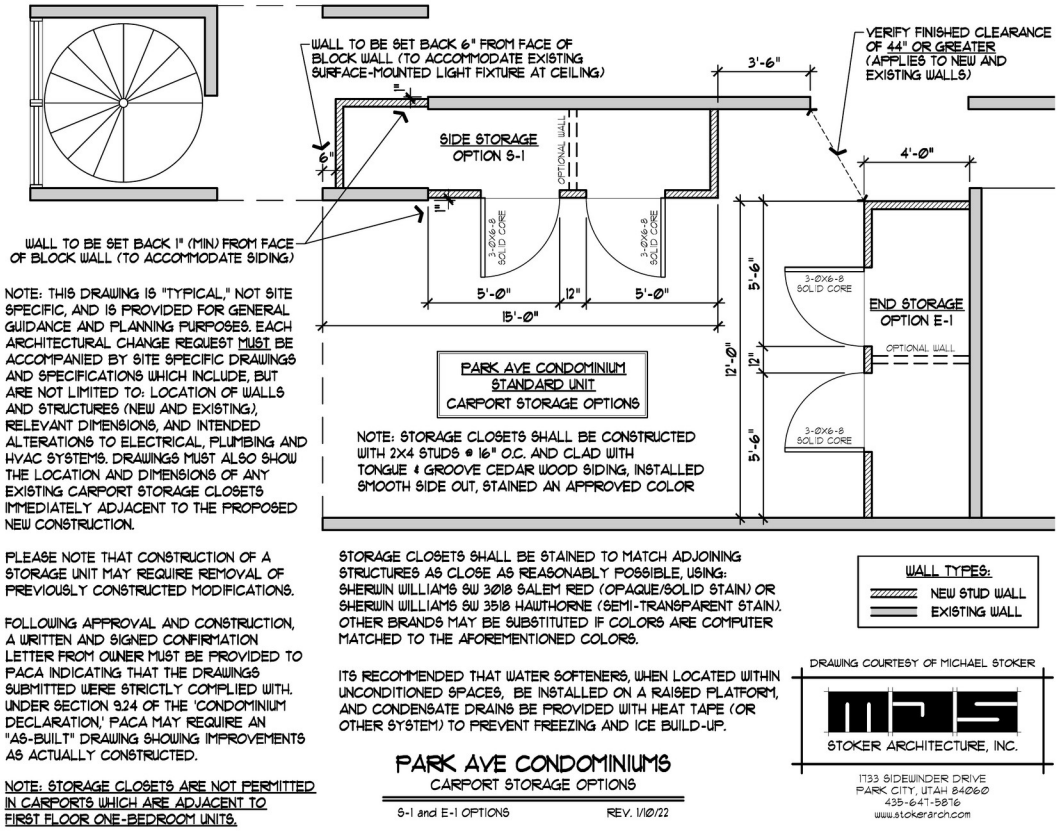
- Building end unit owners who wish to enclose their atrium must first submit to the Board of Directors an architectural application describing the work to be done. Drawings showing all components of the remodel must also be submitted with the application. The drawings must be stamped and approved by a structural engineer. Owners are responsible for paying the HOA fees as stated in the architectural change application.
- Owners will be responsible for the costs associated with re-roofing and maintaining the enclosed atrium roof, siding, windows/glass and roof skylights.
- Exterior window configurations must match those as represented in the approved drawings. See Exhibit B: Approved End-Unit Window Configurations.
- Stucco is the only approved siding material for use on the exterior of the enclosed atrium area. The color of the stucco must match other stucco surfaces within the project.

EXHIBITS

Exhibit A: Approved Carport Storage Unit Drawings

Drawings courtesy of Michael J. Stoker, Stoker Architecture Inc. Revised 01/10/2022.

Option S-1 and E-1



NOTE: THIS DRAWING IS "TYPICAL," NOT SITE SPECIFIC, AND IS PROVIDED FOR GENERAL GUIDANCE AND PLANNING PURPOSES. EACH ARCHITECTURAL CHANGE REQUEST MUST BE ACCOMPANIED BY SITE SPECIFIC DRAWINGS AND SPECIFICATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: LOCATION OF WALLS AND STRUCTURES (NEW AND EXISTING), RELEVANT DIMENSIONS, AND INTENDED ALTERATIONS TO ELECTRICAL, PLUMBING AND HVAC SYSTEMS. DRAWINGS MUST ALSO SHOW THE LOCATION AND DIMENSIONS OF ANY EXISTING CARPORT STORAGE CLOSETS IMMEDIATELY ADJACENT TO THE PROPOSED NEW CONSTRUCTION.

PLEASE NOTE THAT CONSTRUCTION OF A STORAGE UNIT MAY REQUIRE REMOVAL OF PREVIOUSLY CONSTRUCTED MODIFICATIONS.

FOLLOWING APPROVAL AND CONSTRUCTION, A WRITTEN AND SIGNED CONFIRMATION LETTER FROM OWNER MUST BE PROVIDED TO PACA INDICATING THAT THE DRAWINGS SUBMITTED WERE STRICTLY COMPLIED WITH. UNDER SECTION 9.24 OF THE 'CONDOMINIUM DECLARATION,' PACA MAY REQUIRE AN "AS-BUILT" DRAWING SHOWING IMPROVEMENTS AS ACTUALLY CONSTRUCTED.

NOTE: STORAGE CLOSETS ARE NOT PERMITTED IN CARPORTS WHICH ARE ADJACENT TO FIRST FLOOR ONE-BEDROOM UNITS.

STORAGE CLOSETS SHALL BE STAINED TO MATCH ADJOINING STRUCTURES AS CLOSE AS REASONABLY POSSIBLE, USING: SHERWIN WILLIAMS SW 3018 SALEM RED (OPAQUE/SOLID STAIN) OR SHERWIN WILLIAMS SW 3518 HAWTHORNE (SEMI-TRANSPARENT STAIN). OTHER BRANDS MAY BE SUBSTITUTED IF COLORS ARE COMPUTER MATCHED TO THE AFOREMENTIONED COLORS.

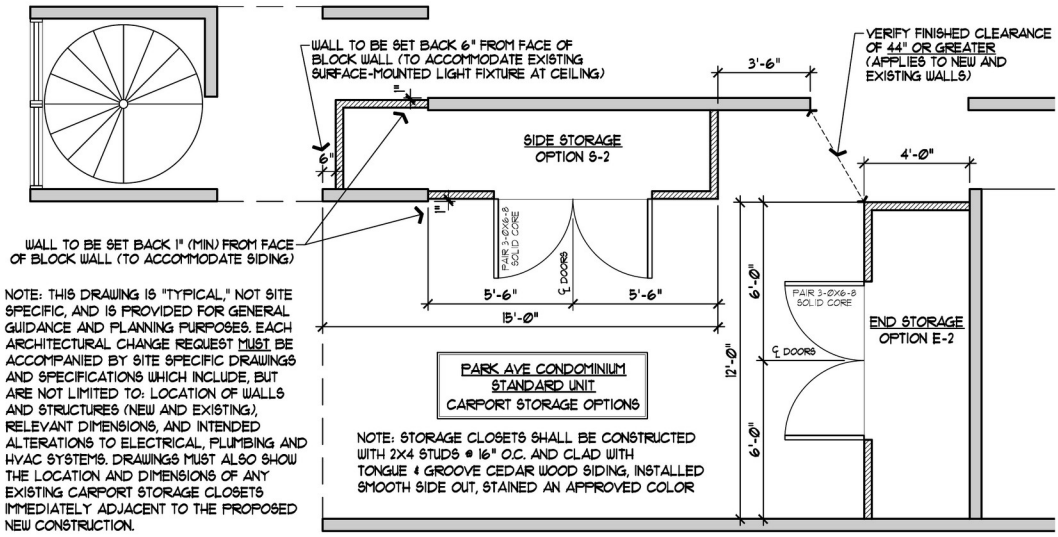
ITS RECOMMENDED THAT WATER SOFTENERS, WHEN LOCATED WITHIN UNCONDITIONED SPACES, BE INSTALLED ON A RAISED PLATFORM, AND CONDENSATE DRAINS BE PROVIDED WITH HEAT TAPE (OR OTHER SYSTEM) TO PREVENT FREEZING AND ICE BUILD-UP.

WALL TYPES:
NEW STUD WALL
EXISTING WALL

PARK AVE CONDOMINIUMS
CARPORT STORAGE OPTIONS
S-1 and E-1 OPTIONS REV. 1/10/22

DRAWING COURTESY OF MICHAEL STOKER
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Option S-2 and E-2



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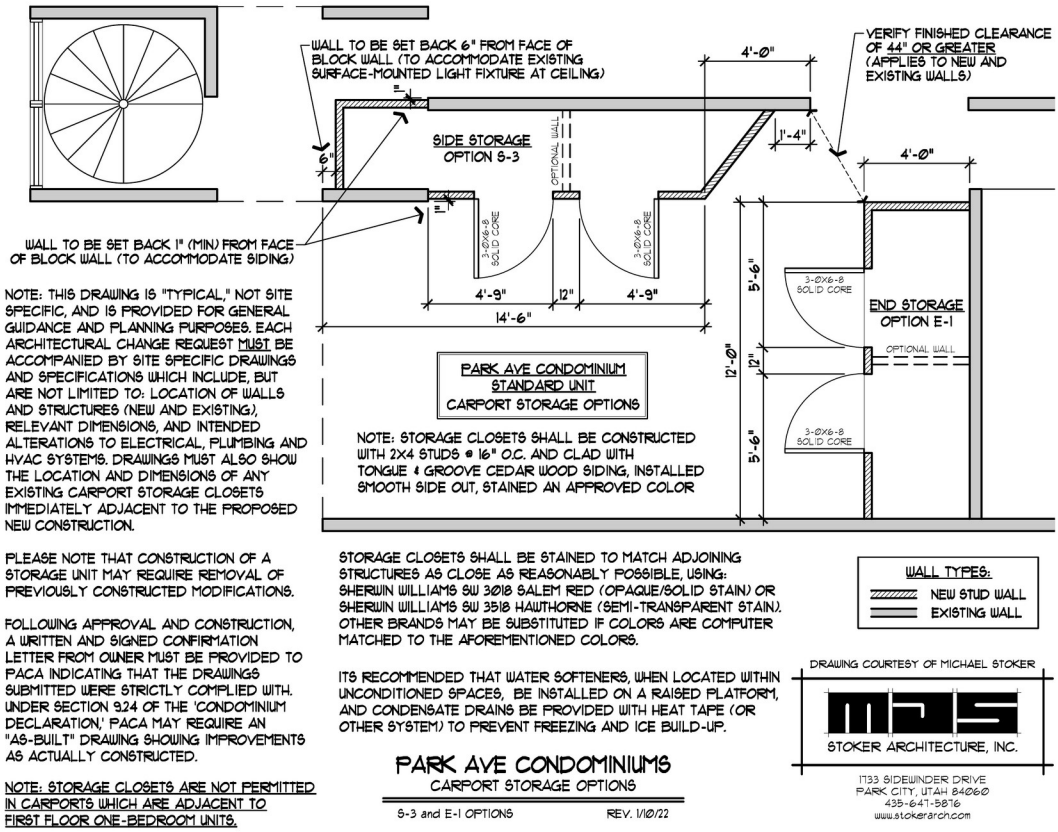
WALL TYPES:
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S-2 and E-2 OPTIONS REV. 1/10/22

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Option S-3 and E-1



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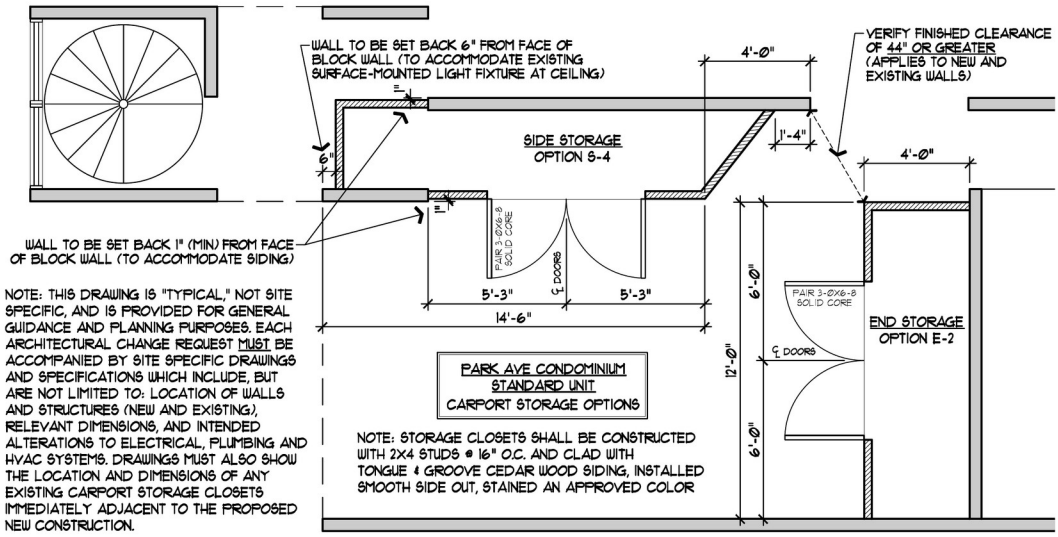
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Option S-4 and E-2



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S-4 and E-2 OPTIONS REV. 1/10/22

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Option E-3 (Upstairs 2-Bedroom Unit)

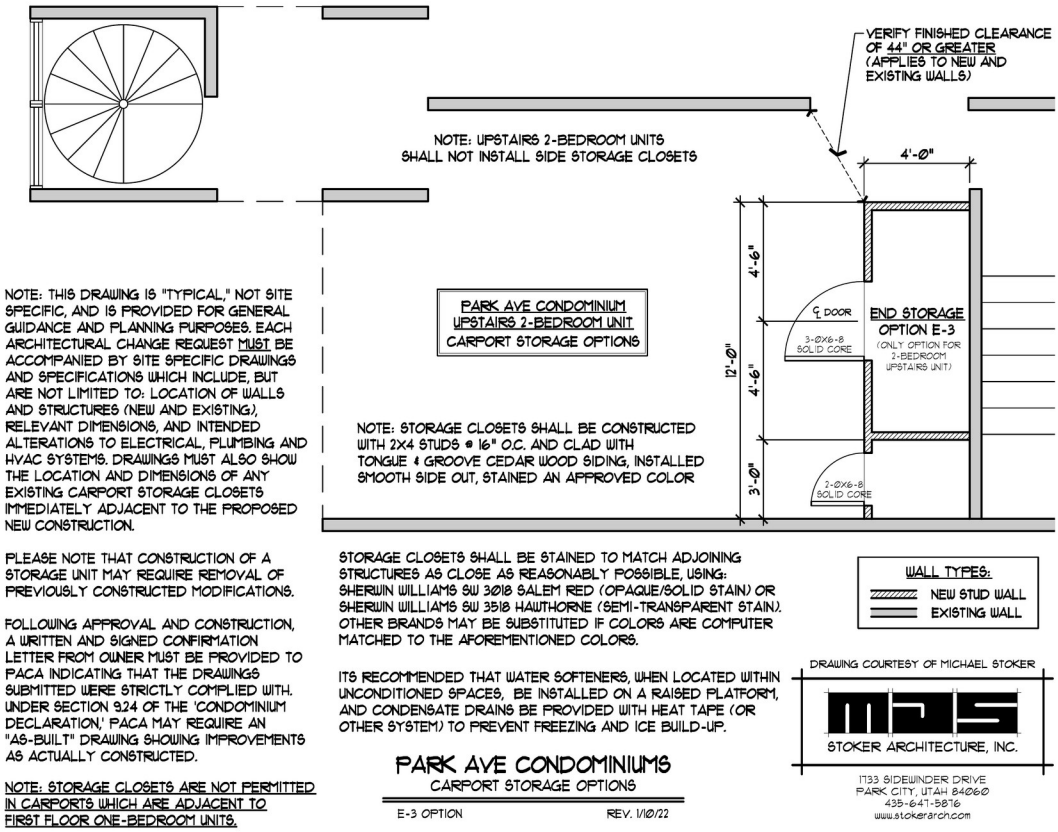


Exhibit B: Approved End-Unit Window Configurations

The following drawing shows approved window configurations for end unit owners wishing to enclose atriums or add windows to the outside end brick wall.

Drawing courtesy of Michael J. Stoker, Stoker Architecture Inc. — 1733 Sidewinder Drive, Park City, UT 84060

