

Stoneledge at Lake Keowee HOA

Exterior Changes

The Board is pleased to offer the below information and updates, as it pertains to owner's exterior changes to their units. Per our covenants, any such changes needs to be approved by the community's architectural committee (AC).

ARTICLE IX ARCHITECTURAL CONTROL

Section 1. Architectural Committee. The Board of Directors may appoint an Architectural Committee of up to seven (7) members by a majority vote of the Board. In the event of a vacancy on the Architectural Committee or the failure or inability of any member to act, the vacancy shall be filled as may be necessary by appointment by the Board of Directors of the Homeowners' Association. The members of the Architectural Committee shall be appointed for a term of three (3) years, but may be reappointed for additional terms with no limit on the number of additional terms to which they may be reappointed. In all matters, a majority vote shall govern.

Section 2. Submission of Plans. Unless otherwise approved by the Architectural Committee, all Units constructed on the Property shall be of the design, size and construction quality required by the design guidelines established by the Architectural Committee, as amended from time to time. No improvements of any nature shall be erected, placed, altered or changed on any Unit in this development until and unless the building plans and specifications showing the proposed type of construction, the exterior design and the location of such improvement have been approved in writing by the Architectural Committee as to conformity and harmony of design and consistency of the plan with existing residences. For the purpose of this Article, the term "improvement" shall include the erection, placement, or alteration of any wall, fence, deck, driveway, parking area, or recreational amenity. Owners shall be responsible for obtaining the approval of any governmental agency necessary for any improvement or the construction or alteration of any Unit or Lot and shall be solely responsible for any violations of any state, federal or local law, ordinance or regulation arising out of any construction undertaken hereunder. Owners shall provide written evidence of governmental approval at the time of submission of plans to the Architectural Committee.

Window Replacement

Please note the below information and the attached quotations from the Home Depot. This information will also be posted on the Stoneledge website.

All (37) homes in Phase 1 were built out using Kohltech Window Systems located in Canada. The associated (20) year glazing / glass warranty is nearing an end to original owners. The 5/10 year parts and labor warranty has expired. Per Kohltech's factory, they no longer manufacture nor support the window model for parts. Many owners have elected to caulk the windows shut when experiencing water intrusion via the glass frame & wood clad structure frame of the window assembly. The factory rubber seals are failing and no longer available. Realizing it's only a matter of time before an owner requests or chooses to replace a window, the AC is proactively offering a pre approve replacement windows.

All of Phase 2 homes were built out with Anderson brand windows. The AC believes that the community should adopt the same, or close to, the existing style and manufacture of windows used. With the exception of one window damaged during the construction, to our knowledge we have not had one window fail in phase 2 due to fogging or function.

The Anderson window selected by the AC blends well with existing Kohltech product's. The exterior Beige cladding frames on its exterior and the unpainted wood pine interior allows the owner to either paint or stain. Windows are available in any size required and the crank out mechanism is available in either right or left hand operation. Same color screening is also available as an option. Casement style will be the only style approve.

The Kohltech windows were built the same as the proposed Anderson brand. Exterior clad wood frame and unfinished pine interior.

The Home Depot backs the install with a labor warranty and the windows are backed by Anderson's manufactures warranty.

Lower Deck/Front Porch Steps - Painting/Staining/Resurfacing

Before installing any new material such as tile or stone on any outside flooring areas an owner must provide details on materials to be used, color, installation process to be used, etc. for approval. The AC recommends installation by a professional. If an owner adds any new material to the outside floor areas, the owner is responsible for maintaining the appearance, accomplishing repairs in a timely manner, etc. Before staining any outside surface, an owner must provide details on color, process to be used, etc. for approval. Painting of cement surfaces is not allowed. Only staining products as listed below will be approved by the A.C.

HOA approved color choices for lower level porch, front door porch, & steps.

If you elect to STAIN the listed exterior areas you are responsible for maintaining the appearance via reapplying and cleaning as needed or by direction of the AC. You will need AC approval prior to the application of color stain and sign off on the required application procedure.

- Approved Sherwin Williams Satin Colors : Gull Gray, Bombay, Cemented Deal
- Approved Valspar Stain Colors: Shell, Concrete Gray
- Approved Behr Stain Colors: Mossy Gray, Silver Gray, Pacific Fog, White Cloud, Traditional Tan, Light Rattan

You may also pick a few tones either way on the color spectrum being lighter or darker but will need AC APPROVAL.

NOTE: FLAT is the only approved gloss, sheen, luster, etc.

Application Procedure:

- Repair all existing cracks
- Power-wash surface
- Etch Concrete
- Thoroughly rinse
- Apply Two coats

NOTE: During the etching and staining process take action to cover, protect all adjacent stone cladding, painted wood surfaces, landscaping stones, plantings and adjoining sidewalk surfaces. The HOA highly recommends a professional perform any changes to the exterior of your residence.

Garage Doors

In a similar manner, the issue of continuity also applies to our garage doors. We are reaching a period of time in which these doors are requiring replacement. The style door, manufacturer, color, and installer has been approved by the AC. All the information is detailed on the HOA website.

Propane Tanks

Any propane tank installation must be approved by the AC. In all cases, these tanks need to be buried or fenced to limit their visibility. It should be noted that we have had instances of vendors inferring to owners that their method and approach has been previously used and/or approved by the AC in Stoneledge. When in doubt, it is always best to request AC input.

The Board appreciates your continued support and the entire community's effort to keep Stoneledge looking great!

The Stoneledge at Lake Keowee Board

