

GUIDELINE FOR ARCHITECTURAL COMPLIANCE

Updated 10/08/2024

The Architectural Change Form must be submitted prior to the work or installation being started. Your request will not be processed unless the required information and documents are submitted with the form. Work cannot begin until you receive approval in writing from the Property Manager. An Architectural Change Form must be submitted for the following work:

1. Awnings
2. Storm/Screen Doors
3. Replacement Windows
4. Satellite Dishes
5. Patio Extension
6. Air Conditioning Condensing Units
7. Furnaces
8. Any interior unit structural changes such as wall removal, adding breakfast bars
9. Replacement , removal or alterations to the Building/Unit gardens including bushes or other plantings.

AWNINGS

The material used for awnings is Sunbrella. The color is Terra Cotta. It is topped off with a scalloped edging. Optional- to have a white trim on the scalloped edge.

Two companies have installed awnings in Foxberry:

1. Kohler Awnings, 2600 Walden Ave, Cheektowaga, NY 716-685-3333.
2. Custom Covers & Canvas, 3145 Military Rd, Niagara Falls, NY 716-298-5946.

You may use other companies but they must install awnings which match the existing awnings. An Architectural Change Form will need to be completed and sent to the office for approval before the work is completed. Also, a sample of the material showing the color of the awning should be attached to the Architectural Change Form.

STORM/SCREEN DOORS

Only full view storm/screen doors will be approved. It can be a changeable storm/screen or one with a retractable screen. Brass lever handles are allowed on storm doors.

REPLACEMENT WINDOWS

FOX 1 Vinyl white frames, vertical sliders.

FOX 2 Vinyl dark brown frames on the exterior, vertical sliders. The siding will have to be removed during installation so the window can be properly wrapped with insulation, then replaced.

REPLACEMENT SLIDER DOORS

FOX 1 - Vinyl white frame sliding doors.

FOX 2- Vinyl dark brown frames on exterior of sliding door. Interior color, your choice.

SATELLITE DISH

Obtain procedure guidelines. The location must be approved before installation. Satellite Dishes must be removed prior to the condominium being sold.

PATIO EXTENSION

Patio can only be extended on one side with two (2) or three (3) 16 inch or 18 inch square cement blocks or stone.

AIR CONDITIONING CONDENSING UNITS

See separate spec sheet.

GARDENS

An architectural change form must be submitted to the Board and approved prior to any changes in gardens. A Unit Owner may, at their own expense, replace an existing bush outside of their unit with a similar bush with the approval of the Board. Watering of the bush or plantings until they are established will be the responsibility of the Unit Owner. If the bush or plant dies, it must be replaced at the Unit Owner's expense. No empty areas in the garden will be allowed. The bush and any other plantings, once planted, becomes the property of Foxberry and cannot be removed if the Unit Owner sells their unit or moves. A drawing indicating the type of bush and the location it is being planted and who will be doing the work must be included with the form. Owners agree to not hold Foxberry responsible for any injuries they sustain in removing bushes or planting bushes. Any damage done to pipes, wiring, plumbing or cable lines is the responsibility

of the Unit Owner. Said plan must be approved by the Board in writing before the bushes are removed.