

Architectural Control

1. Any exterior changes to your structure or property must be submitted to the Architectural Control Committee for approval by using the [Property Improvement Application](#).
2. Solar panels/antennas or any other attached structure cannot exceed the roof ridge line of the Unit.
3. Basketball goals, mobile, stationary, or attached to any structure, are not allowed in the Subdivision.
4. Architectural Control Committee will make annual inspections of the structures in the Subdivision to determine the condition of the structures. If the condition of the structure is determined to need maintenance (i.e. staining, paint, stucco, etc.), the Owner will receive written notification of the need to remedy the situation.

If the Owner has not taken action or notified the Committee/Board of the intent to have a plan (60 days), a second notification will be sent.

If the Owner has not taken action or notified the Committee/Board of the intent to take action with the second notification (60 days), the Board may see fit to have the maintenance done and assess the cost of the maintenance to the Owner.

5. If the Board/Committee has determined and notified the Owner of a situation that is not in compliance of the Covenants, Bylaws, or Policies of the Montclair Drive Subdivision HOA, and action has not been taken to improve that situation, the Board may determine to assess a fine of up to \$250.00 per day for not being in compliance.
6. The following materials are to be used on structures in the Subdivision. Any substitutes have to be approved by the Board.

Fascia, soffit, and related stain is Cabot "Solid Color Acrylic Stain + Sealer (1800 Series)", **Brickstone**. It's available at Lowe's and <https://www.cabotstain.com/en/products/exterior-stains/solid-color-acrylic-stain-sealer>



***EXCEPTION: UNITS 858 ,860, 864, and 843, 847, 851**

Fascia, soffit, and related paint is Valspar Duramax Exterior Paint It's available at Lowe's



Stucco for all of the Montclair HOA structures is "El Raj Stucco, Perira Flex Acrylic Stucco Finish

