WIMBLEDON VILLAGE HOMEOWNERS' ASSOC. INC.

-MEMORANDUM-

TO: Jim Lewer
FROM: Bill Basil, Advanced Property Management
DATE: September 23, 2024
SUBJECT: Conversation regarding Architectural Changes and Wimbledon Village Specifications

During our conversation today, one of the things we discussed was the procedure for Architectural Changes and the specifications that have been created by Wimbledon Village, for various improvements or alterations.

Per your request, attached are copies of the specifications we have in our file.

Canopy	Pages 2-3
Fence	4-5
Flag Holder	6
Front Alum Storm Door	7-12
Front Door	13
Front Step Railing	14
Furn and AC	15
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Garage	17-24
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News Box	26
Patio	27-29
Satellite Dish	30
Sliding Glass Door	31
Windows	32

I will also send a copy of this memo and information to Dick Macey and include it in the Board Pack for October.

If you have any questions, please feel free to contact me at 716-626-9465.

Enclosures
cc: Board
Dick Macey

Property Manager: Advanced Property Management, P.O. Box 2121, Williamsville, N.Y. 14231 Tel 716-626-9465
Email: APMGeneraloffice@gmail.com

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

CANOPY SPECIFICATIONS

All proposals to construct a canopy will be reviewed by the Architectural Committee. At this time, the following specifications have been approved:

A canopy may only be constructed over the rear door of the townhome.

The canopy must be properly braced to the rear wall of the building and must conform to all specifications and dimensions as stated on the sample drawing on file with the Association, including the following:

1. 2" x 4" rafters, 16" o.c.
2. 2" CDX plywood
3. 2" x 6" frame triple with double 2" x 4" supports (See drawing)
4. IKO black 3 in 1 shingles
5. Aluminum soffit (white)
6. Original siding that is cut off of building is to be reused on gable end of canopy
7. All trim is to be wrapped with white aluminum
8. Aluminum flashing between siding and roofing

All materials used must match those on townhome. No materials will be approved that do not meet this standard.

Only rubber tired vehicles will be allowed on Association property. Any damage to Association or private property is the responsibility of the unit owner.

The unit owner is responsible for cleaning up the entire construction area.

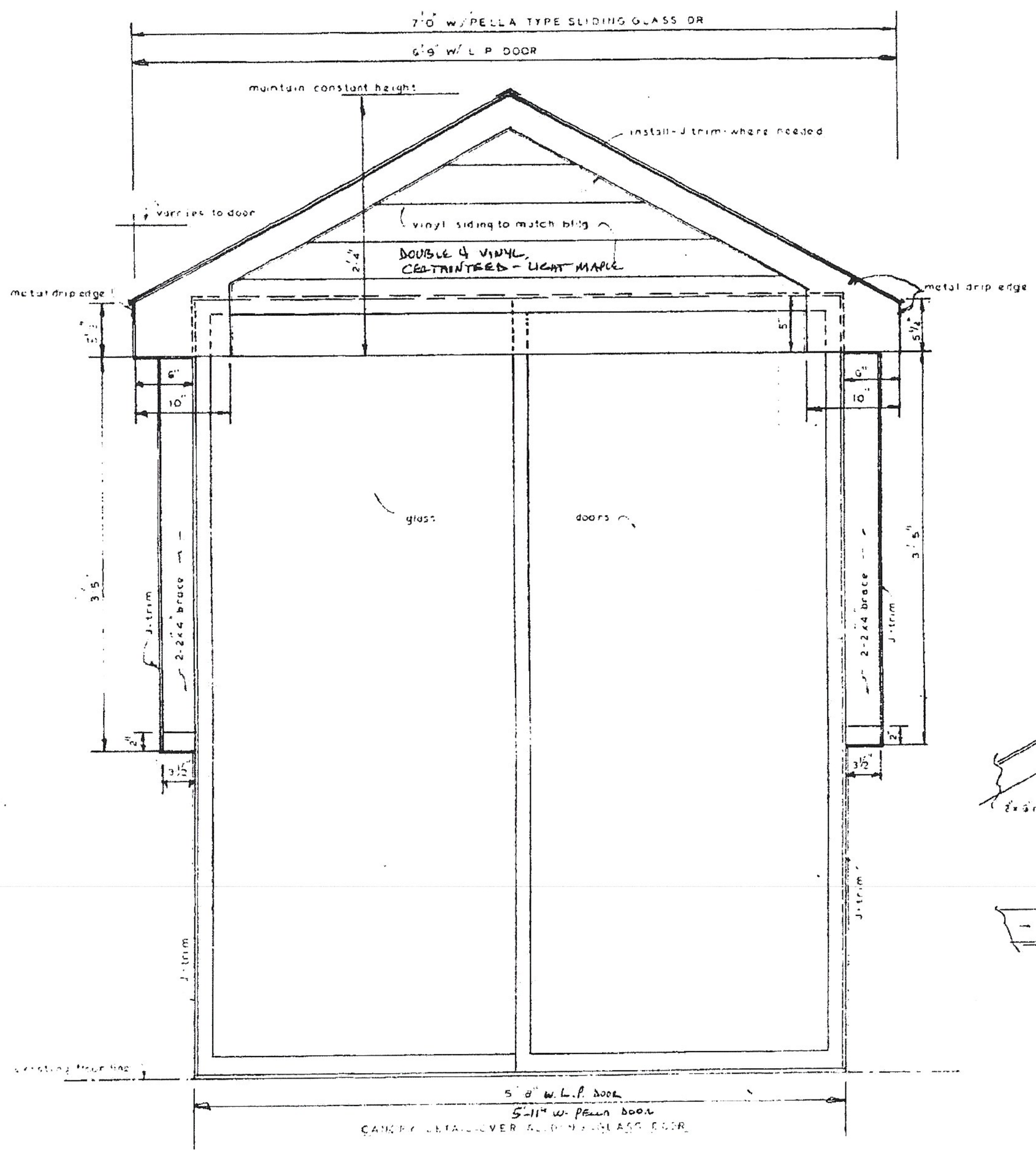
The homeowner is responsible for maintenance of any alterations to his property, including repairs/replacement.

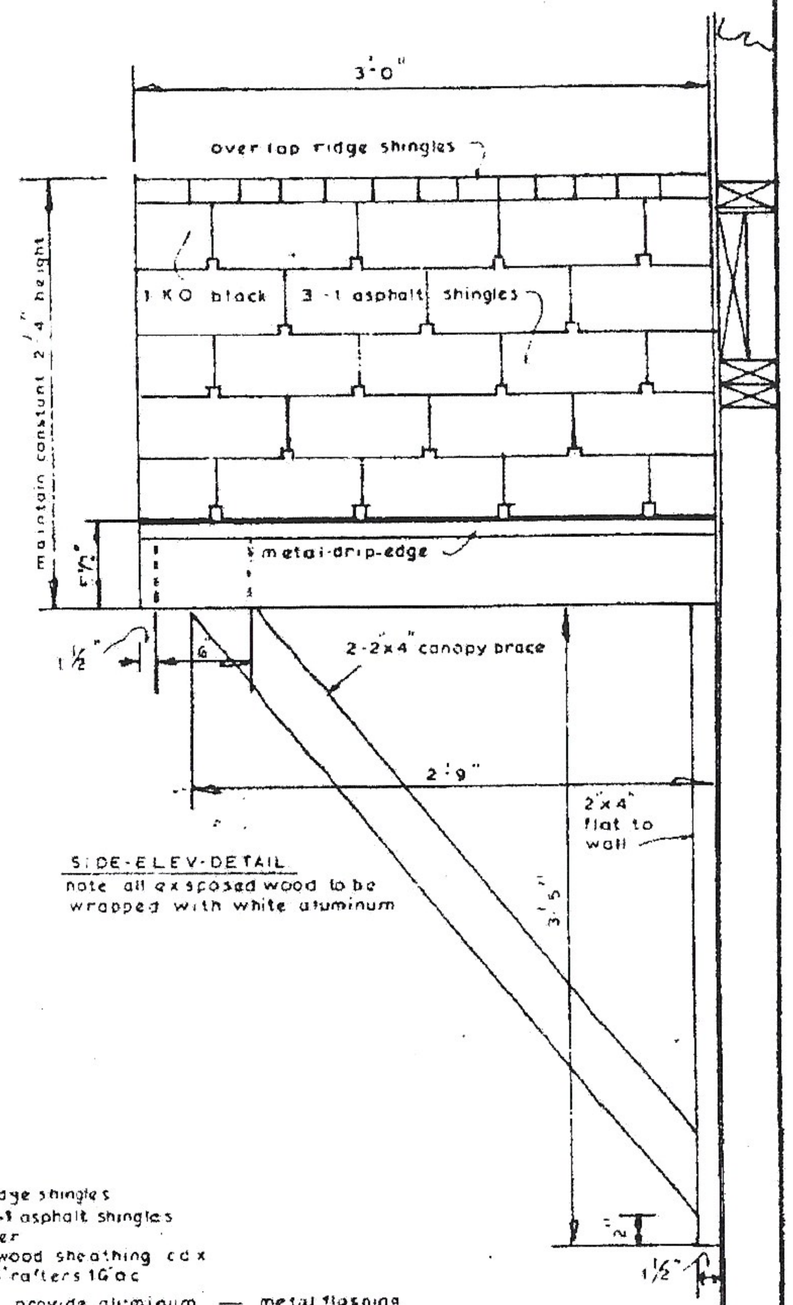
Canopy applications must include contractor's name, address, and telephone number. The contractor must be insured in New York State, and must provide homeowner with a certificate of liability insurance.

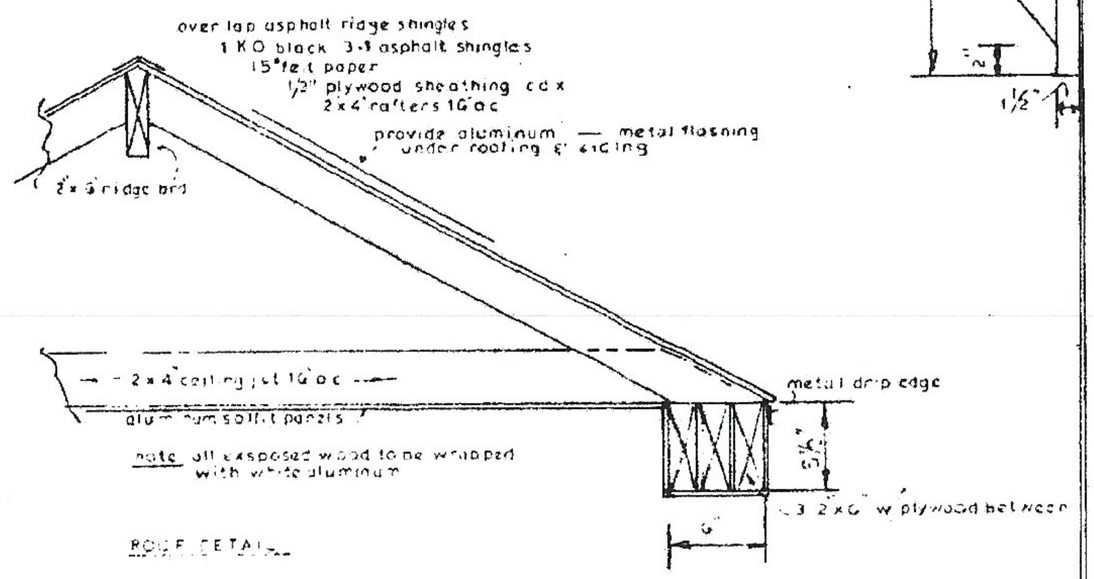
Prior to installation of a canopy, owners must submit a request for approval to the Architectural Committee and Board of Directors.

Wv-arch\wvarchcanopy

Revised 3/03







WIMBLEDON VILLAGE H.O.A. INC

SCALE 1 1/2" = 1'0" | DRAWN BY SAVAGE

DATE AUG 92 | REVISED

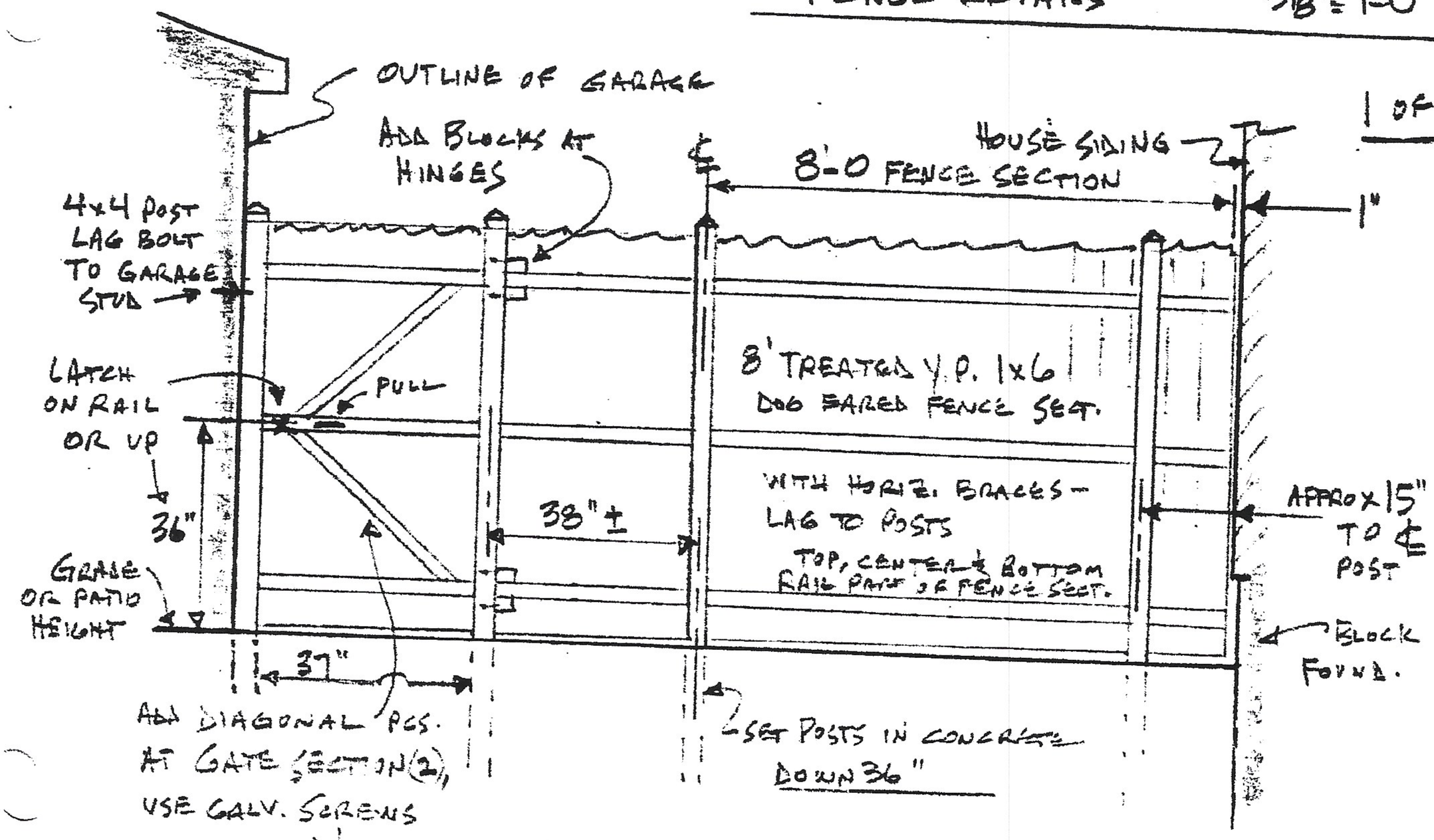
CANOPY DETAILS

DRAWING NUMBER

WIMBLEDON VILLAGE H.O.A. INC.

FENCE DETAILS 3/8" = 1'-0

1 OF 2



VIEW OF TYPICAL FENCE FROM POST SIDE (RT. HAND VIEW - LH OPPOSITE)

NOTE: DISTANCE BETWEEN HOUSE & GARAGE MAY VARY, 38" ±, ADJUSTS SAME IF INSTALLING GATES OR ADDING FENCE SECTIONS TO EXISTING POST LOCATIONS MAY VARY - ADJUST TO FIT.

MATERIAL NOTES:

FENCE SECTIONS ARE STD. 8'x6' TREATED Y.P. 1x6 DOG EAR STYLE.
POSTS ARE 4x4 T.Y.P. WITH TOPS POINTED.
HARDWARE: STANLEY - BLACK FINISH,
- THUMB LATCH KIT #62-2044
- GATE SET #76-0850
- GATE LATCH #81-4002
- DOOR PULL #SP482

LAG BOLTS TO FASTEN FENCE TO POSTS - 3/8x4 W. WASHERS

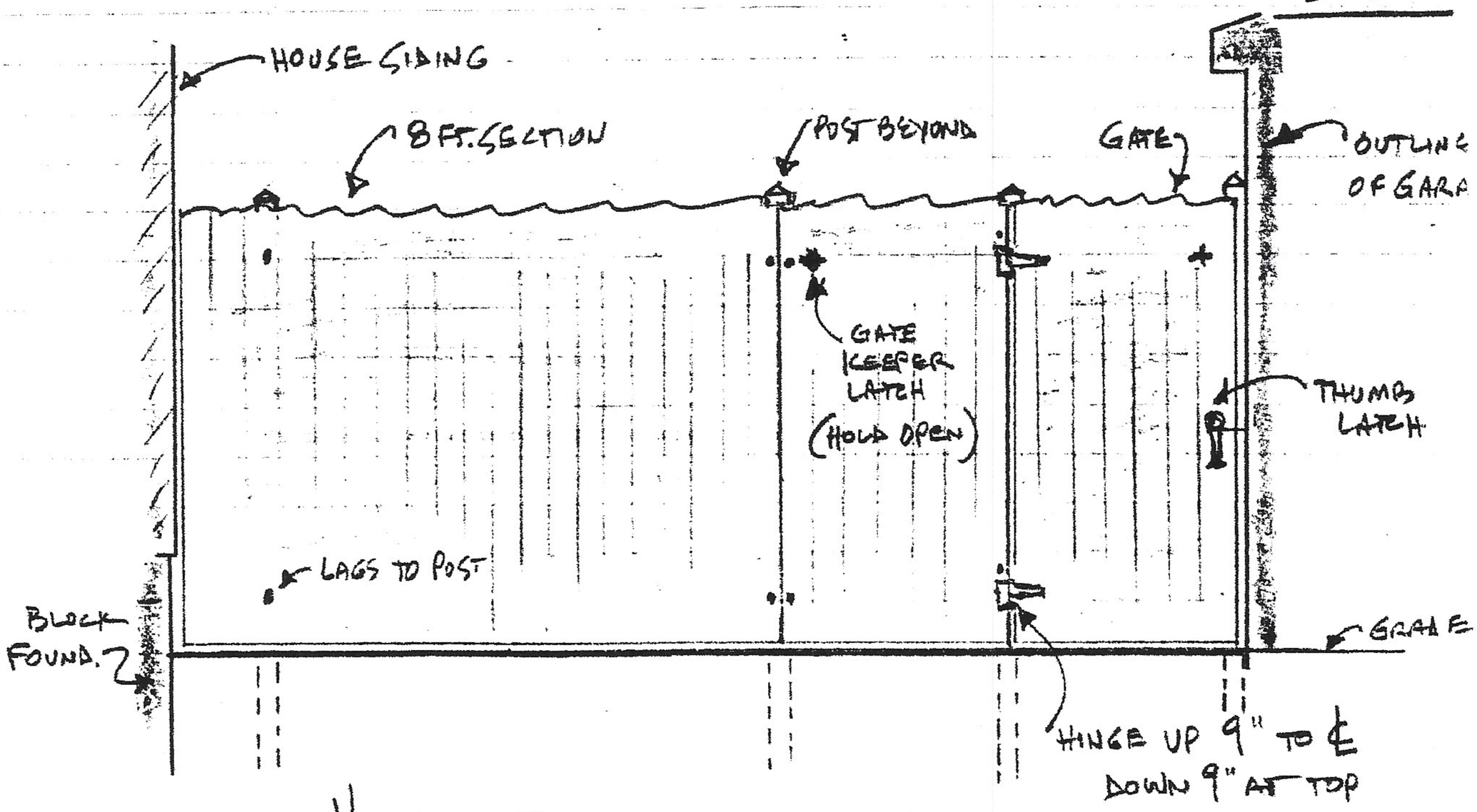
GENERAL NOTE: UNITS INSTALLED MUST BE SIMILAR TO EXISTING. FOR OTHER DETAILS, MISC. DIMENSIONS CHECK WITH EXISTING FENCES AND GATES ON OTHER UNITS.

APRIL '99 R.M.

WIMBLEDON VILLAGE H.O.A., INC.

FENCE DETAILS 3/8" = 1'-0

2 OF 2



VIEW OF FENCE ON HANDLE SIDE

THIS IS RT. HAND VIEW — LEFT HAND VIEW OPPOSITE

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
FLAG HOLDER

The Board of Directors on September 8, 1998 adopted and published the following guidelines for all units in Wimbledon Village HOA, Inc.:

1. An architectural change request form must be completed and returned to management prior to installation of the flag holder. The form will be sent to the architectural committee for review and the unit owner will be advised accordingly. Please note the location of the flag holder on the application. Placement of the flag holder should be near or around the number plate on the front of the unit.

2. An approved white cast aluminum flag holder can be purchased from:

   Ace Flag Co., Inc.
   5444 Transit Road
   Depew, NY 14043
   681-2345

   Please refer to product # 20397 when ordering flag holder. Do not order flag holder until architectural application has been approved.

3. A U.S. flag may be flown for Memorial Day, Fourth of July and Labor Day only. Decorative flags may be flown at Christmas time only. Flags must be removed in a timely manner.

   Since 9/11/01 a U.S. Flag may be flown at any time. Please observe proper flag etiquette.

If you have any questions, please contact Advanced Property Management at 626-9465. Enclosed, please find an architectural application.

Wv-archlwvarchflagholder

Revised 3/03

Property Manager: Advanced Property Management • P.O. Box 2121 • Williamsville, N.Y. 14231 - 2121 • (716) 626-9465 • (716) 626-9242

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
ALUMINUM COMBINATION STORM DOORS

INSTRUCTIONS:

If an Owner wants to install a storm door we must send copies of the following with the Architectural Change Request:

1. Page 1 of Specs - ALUMINUM COMBINATION STORM DOORS (1 page)
2. Page 2 of Specs - ADDITIONAL STORM DOOR APPROVED AUGUST 2009 (1 page)
3. Diagrams of Seaway door (1 page)
4. Copy of page from Pella colored brochure which shows the Hartford door (1 page)

/b

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WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
ALUMINUM COMBINATION STORM DOORS

The following specifications have been updated and approved by the Board of Directors for the installation of Aluminum Combination Storm Doors:

The Front Storm Door is to be White Aluminum similar in style, configuration, and overall appearance as the existing.

This will conform to existing units which maintains the continuity in the community and enhances the overall appearance and value.

The Storm Doors approved by the Board of Directors are:

Brand 1 Seaway, self-storing, white,
Available at Big L Distributors, 895-8484 or M & M Contracting 674-5855.

Brand 2 Pella, Rilscreen Storm Door, White, Model Hartford
Available at Lowe's

Brand 3 Larson, Midview with rollup screen, white
Available at Lowe's

Sample literature copies are enclosed.

<u>Prior</u> to installation of storm doors, owners must submit a request for approval to the Architectural Committee and the Board of Directors.

Copy of insurance certificate from contractor with architectural application is necessary.

Revised 1/2011

Property Manager, Advanced Property Management, P.O. Box 2121, Williamsville, N.Y. 14231 Tel 716-626-9465 Fax 716-626-9242

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
ALUMINUM COMBINATION STORM DOORS

ADDITIONAL STORM DOOR APPROVED AUGUST 2009

In August of 2009 the Board of Directors approved an additional door installation at Wimbledon Village HOA.

Brand:	Pella
Door Type:	Rolscreen Storm Door
Model:	Hartford
Color:	White

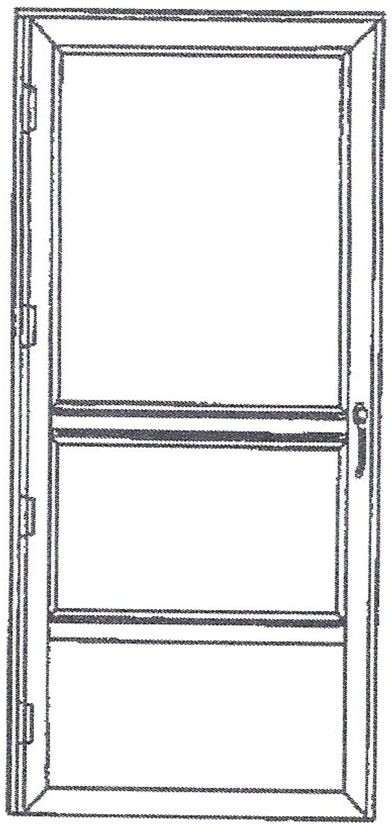
Prior to installation of storm doors, Owners must submit a request for approval to the Architectural Committee and the Board of Directors.

A copy of the insurance certificate from contractor with architectural application is necessary.

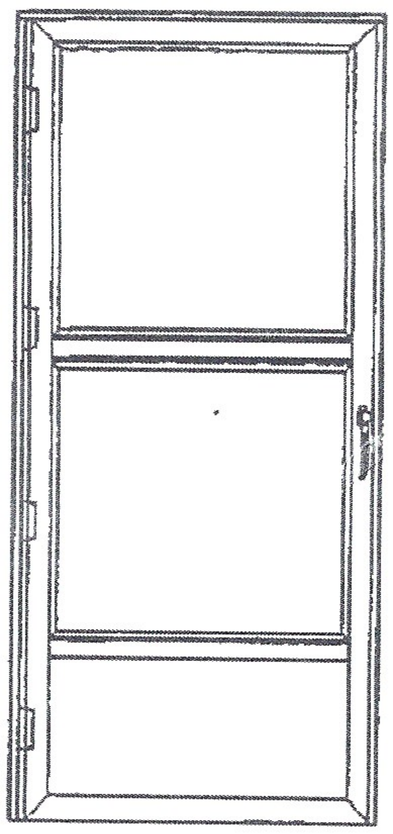
As always, please include a copy of the colored brochure from the supplier, with the door you wish to install circled.

Page 2 of 2
This page added 9/09

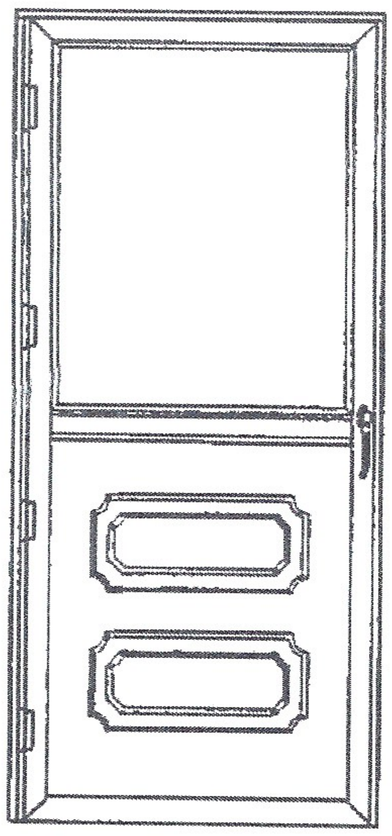
Property Manager: Advanced Property Management • P.O. Box 2121 • Williamsville, N.Y. 14231 - 2121 • (716) 626-9465 • (716) 626-9242



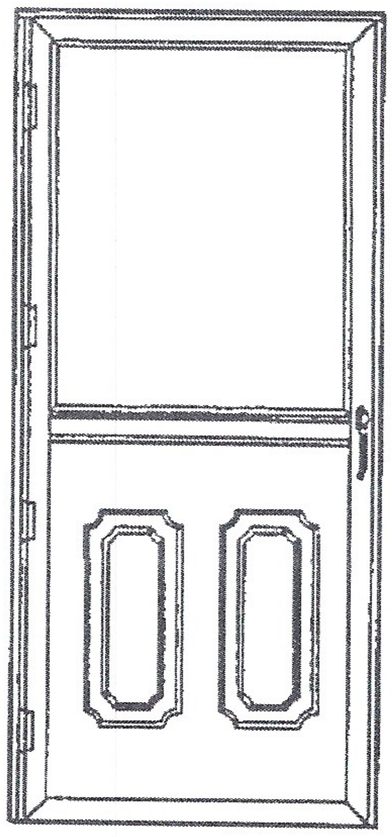
Hilite



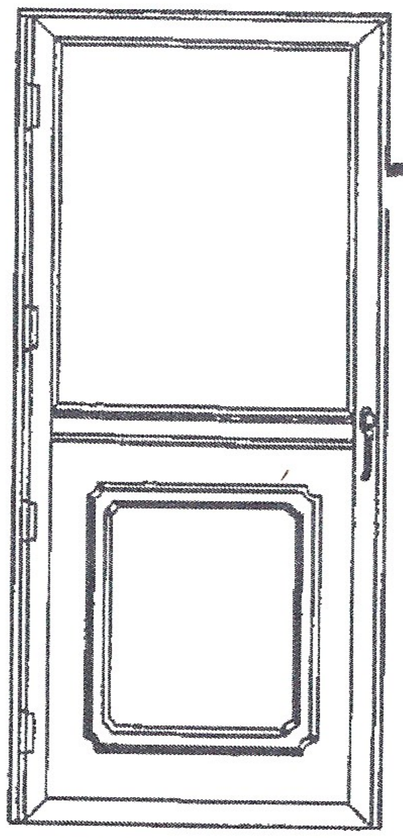
Even-Lite



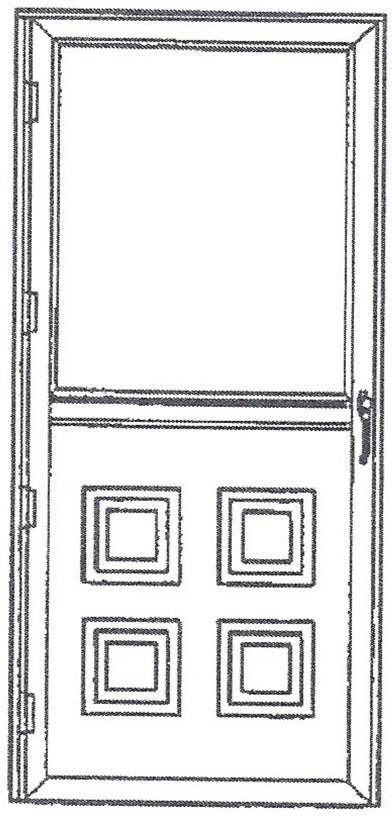
* Double Provincial Horizontal



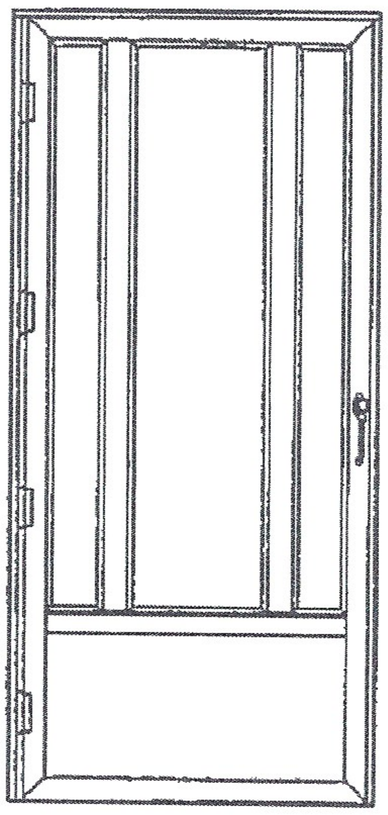
* Double Provincial Vertical



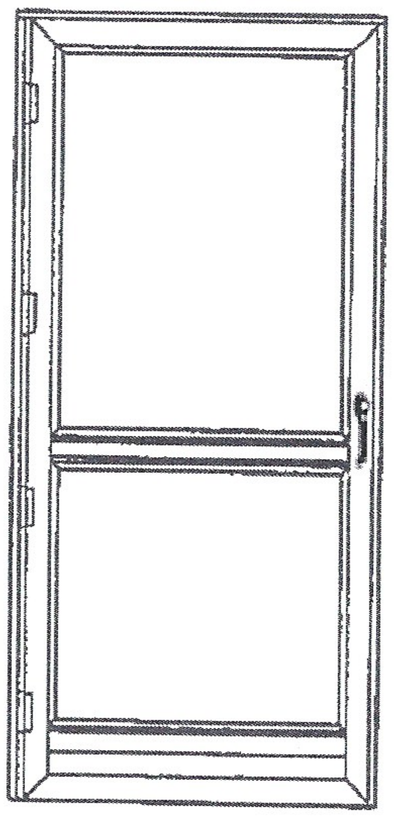
* Full Provincial



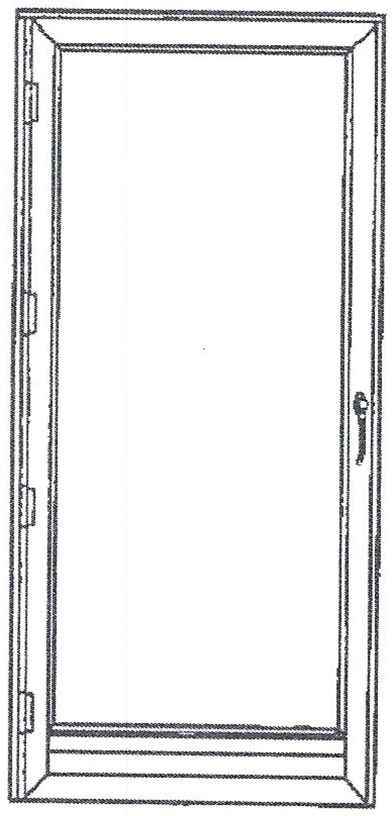
* Four Square Door



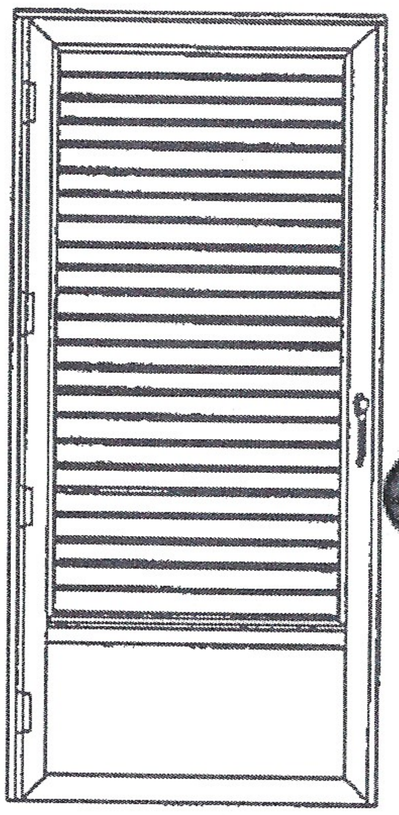
Tri-Lite



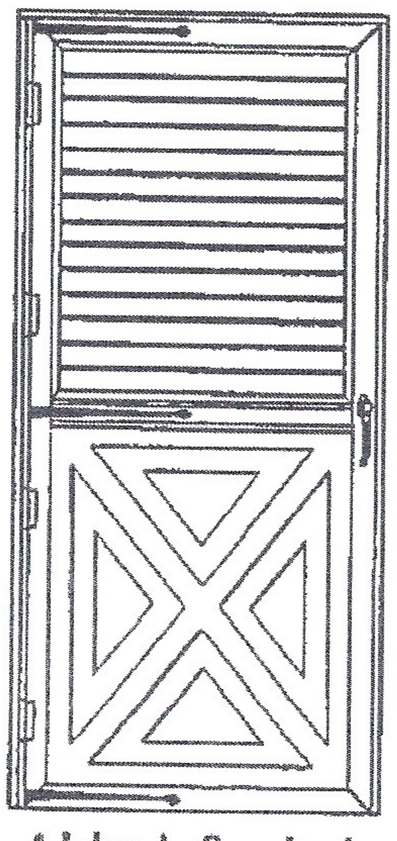
Deluxe Hilite



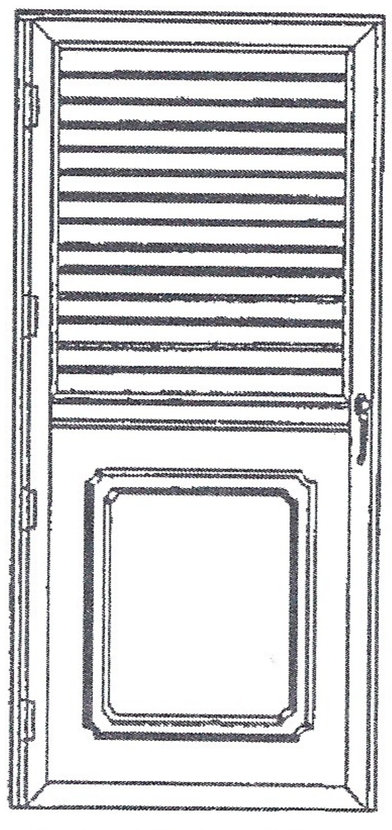
One-Lite with 70" Glass



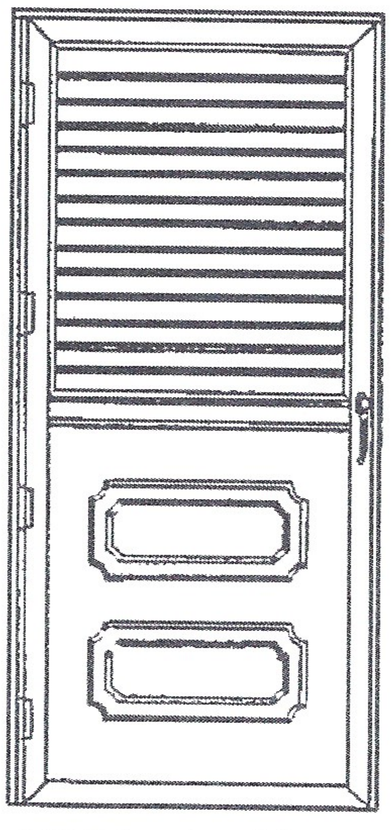
Jalousie Door



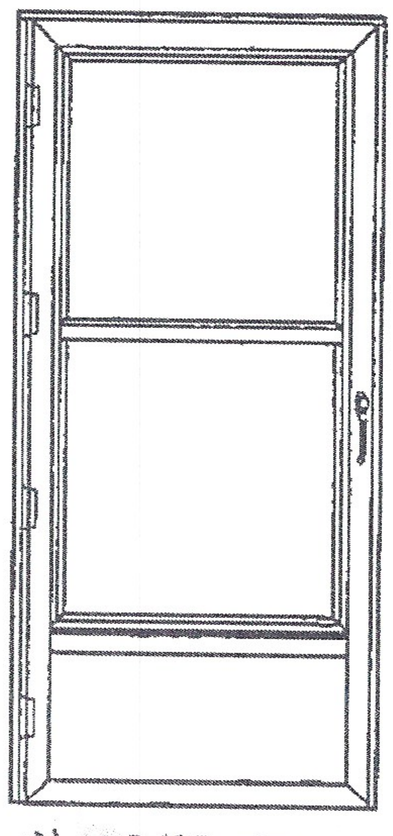
* Jalousie Crossbuck



* ½ Jalousie with Full Provincial



* ½ Jalousie with Double Provincial



* Self-Storing

Seaway storm doors cannot be made with scallops.

* Not Available in Mill Finish

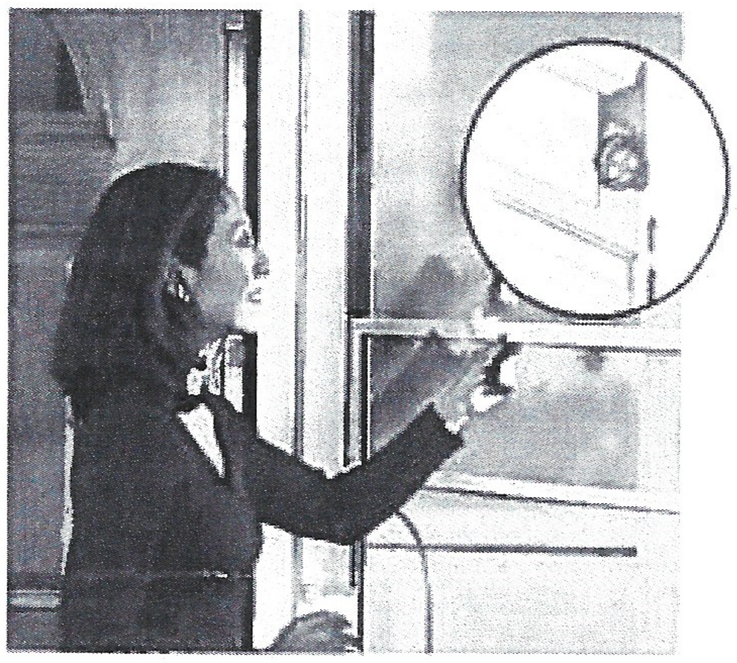
"APPROVED" W.V.H.O.A.

The Seaway is available in: white, brown, bronze and mill finish.

"SEAWAY" STORM DOOR
SELF-STORING
FLAT PANEL TO MATCH
AVAILABLE AT ALSIDE, 685 3000, 3/4 WIN

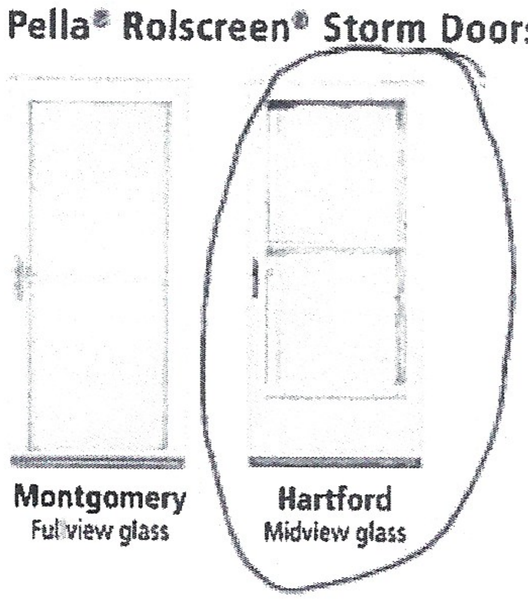
Pella® Rolscreen® Storm Doors

The best of both worlds: beauty and ventilation



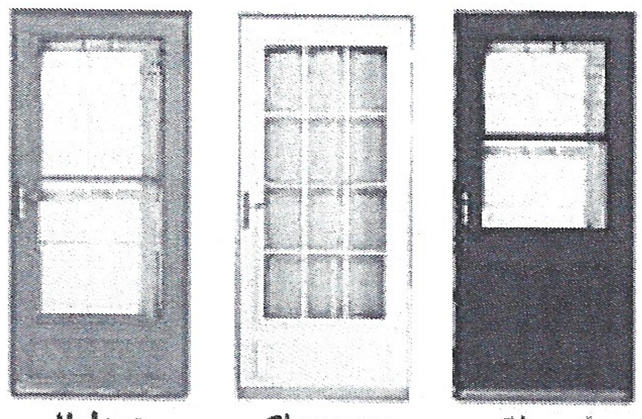
Pella® Rolscreen® storm doors provide all the beauty you want and all the ventilation you need in one neat, complete package. Our operating system includes a conveniently concealed screen. Gently pull it down to any position for the ideal ventilation. Lift it up and it glides out of sight. A refreshing breeze, clear view or both. With a Rolscreen retractable screen, it's up to you.

Pella® Rolscreen® Storm Doors



Montgomery
Full view glass

Hartford
Midview glass



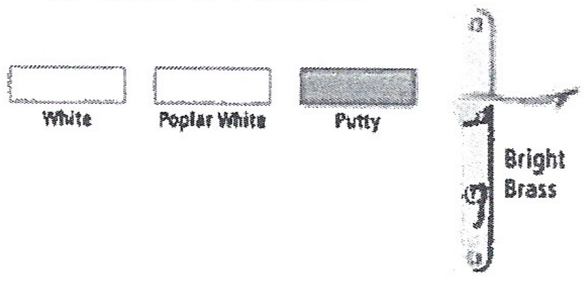
Helena
Midview glass
Custom sizes

Cheyenne
Midview glass
Traditional grille
Custom sizes

Olympia
Highview glass
Two panel molding
Custom sizes

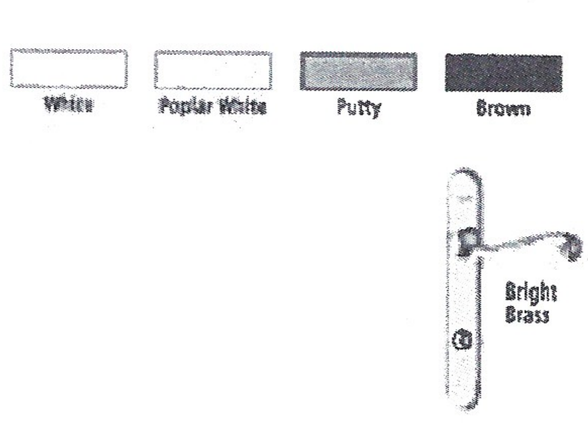
Montgomery: Great features

- Heavy-duty 1⅜" frame with reinforced corners to keep door square.
- Solid brass handle inside and out.
- Keyed deadbolt.
- One-Touch® closer holds door open at the touch of a button.



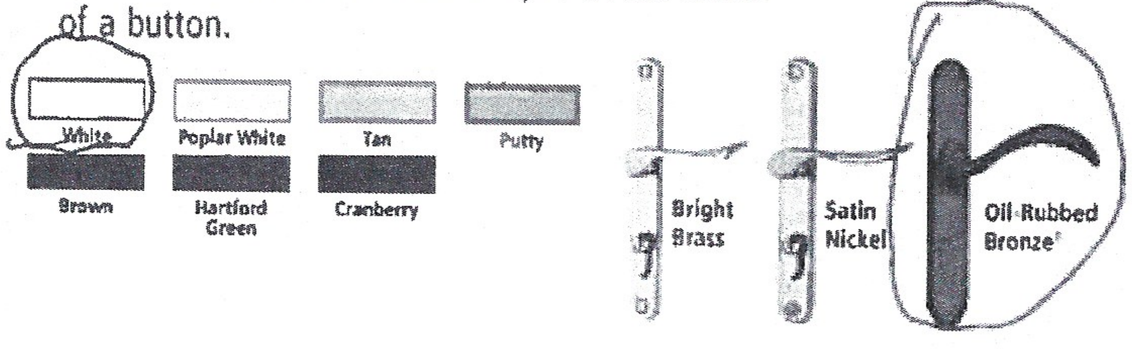
Solid core durability

- 1" thick solid core with low-maintenance aluminum exterior.
- Solid brass exterior handle with keylock; interior handle that matches door.
- Sweep matches the handle for a distinctive look.



Hartford: Our thickest storm door

- Heavy-duty 1⅝" frame with reinforced corners to keep door square.
- Three handle finishes with matching sweep provide distinctive style.
- One-Touch® closer holds door open at the touch of a button.



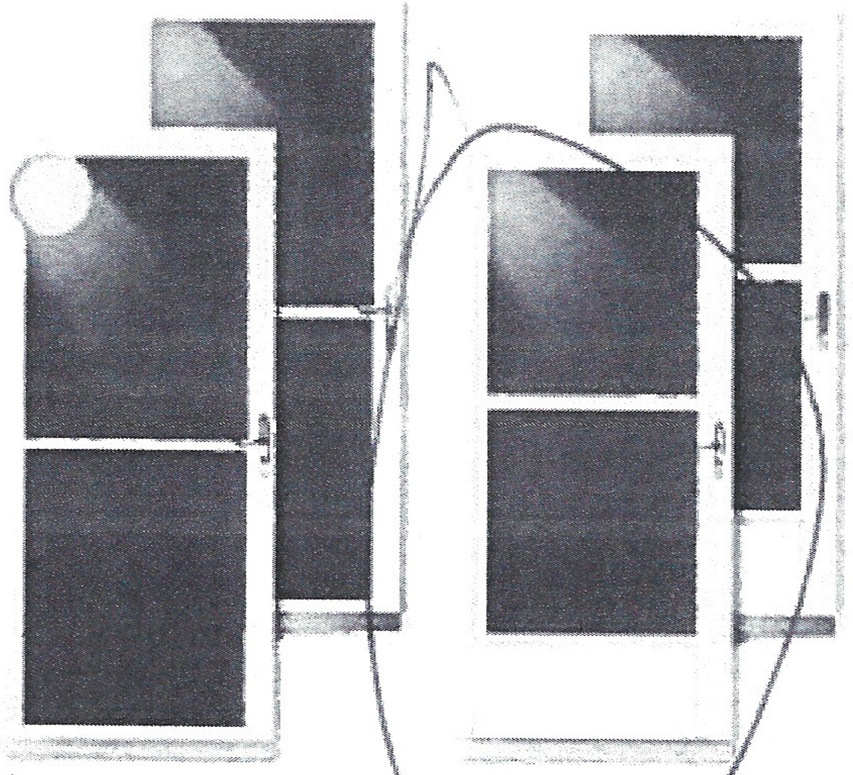
Features and Options

Features and Options	Montgomery Model P56-60	Hartford Model 3825	Cheyenne Model 3570	Olympia Model 3550	Helena Model 3525
Frame Construction					
1-5/8" Aluminum Frame		•			
1-3/8" Aluminum Frame	•				
1-1/4" Aluminum Frame					
1" Solid Core Frame			•	•	•
Overlapping Frame	•	•			
Double Weatherstripping					
Concealed Installation Screws	•	•	•	•	•
Heavy-Duty Hinges	•	•	•	•	•
Hardware					
Bright Brass Handle	•	•	•	•	•
Satin Nickel Handle		•			
Oil-Rubbed Bronze[1] Handle		•			
Select® Handle					
Color-Matched Handle					
Matching Interior and Exterior Handles	•	•			
Interior Handle Matches Door Color			•	•	•
Integrated Keylock			•	•	•
Integrated Keyed Deadbolt	•	•			
Multipoint Keyed Deadbolt					
Optional Keyed Deadbolt					
Lifetime Finish Guarantee[2] on Handle	•	•	•	•	•
Sweep Matches Handle Finish	•	•	•	•	•
Two Color-Matched Closers	•	•	•	•	•
One-Touch® Closer	•	•			
Screen					
Interchangeable Full Screen					
Self-Storing Full Screen					
Rolscreen® Retractable Screen	•	•	•	•	•
Glass, Grilles and Decorative Accents					
Two Movable Glass Panels					
One Movable Glass Panel	•	•	•	•	•
Fully Tempered Glass	•	•	•	•	•
Double-Bevel Glass					
Grille Pattern			•		
Decorative Molding			•	•	•
Installation					
Express Install™					
Traditional Installation	•	•	•	•	•
Colors					
White	•	•	•	•	•
Poplar White	•	•	•	•	•
Tan		•			
Putty	•	•	•	•	•
Brown		•	•	•	•
Hartford Green		•			
Black					
Cranberry		•			
Size					
30" x 81" (only in White or Brown)				•	•
32" x 81"	•	•	•	•	•
34" x 81" (only in White or Brown)				•	•
36" x 81"	•	•	•	•	•
32", 34", 36" x 85"					
Custom			•	•	•
Lifetime Storm Door Protection Plan[3]	•	•	•	•	•

[1] Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.
[2] See written warranty for complete details. Lifetime Finish Guarantee does not include Oil-Rubbed Bronze.

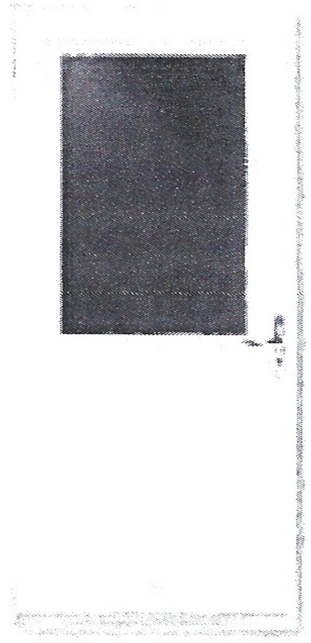
TRADEWINDS

LARSON



Fullview

Midview

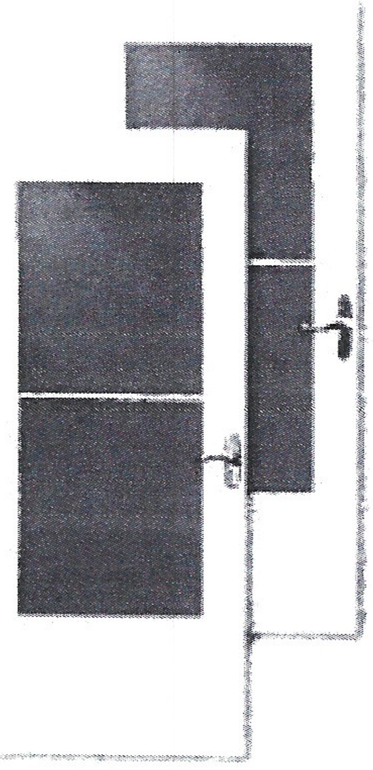


Highview

	SIZE	CUSTOM	COLOR	WARRANTY
Tradewinds Clear Glass				
Fullview Brass Brushed Nickel Aged Bronze Antique Brass	32 in. x 81 in 36 in. x 81 in	✓	White, Almond, Sandstone, Brown, Black, Hunter Green, Cranberry	Lifetime
Midview Brass Brushed Nickel			White, Almond, Sandstone, Hunter Green, Cranberry	
Highview Brass			White, Almond	

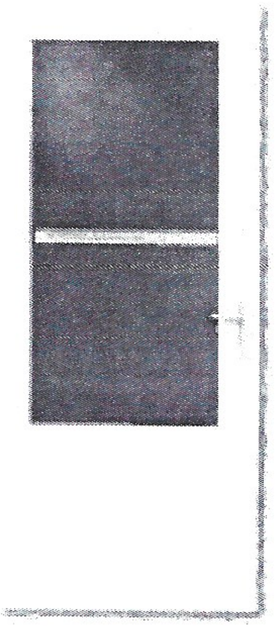
White Almond Sandstone Brown Black Hunter Green Cranberry

SAVANNAH



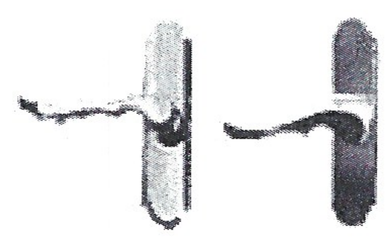
Wood Core

CONCORD



Wood Core

DURABILITY	DuraTech® surface over solid core for age and weather protection Color-matched closer	Maintenance-free surface over solid core Color-matched closer
VENTILATION	ScreenAway® Rectactable Screen	ScreenAway® Rectactable Screen
ENERGY EFFICIENCY	Heavy-duty weatherstripping	Heavy-duty weatherstripping
HANDLE	Brass or brushed nickel lever handles inside and out Built In SecureLock	Color-matched lever handle Inside security lock



	SIZE	CUSTOM	COLOR	WARRANTY
Savannah Midview				
Brass Brushed Nickel	32 in. x 81 in. 36 in. x 81 in.	✓	White, Almond, Sandstone, Brown	Lifetime
Concord	32 in. x 81 in. 36 in. x 81 in. 30 in. x 81 in.		White, Almond	

White Almond Sandstone Brown

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
FRONT DOOR REPLACEMENT

The following have been approved by the Board of Directors for the installation of New Front Doors:

The 36" Door Unit to be replaced, when necessary, should match existing units with Top Glass Panels.

Door should be insulated steel, or fiberglass with compression weatherstrip, adjustable sill, complete with Brickmould exterior casing, antique finish key lock and deadbolt.

Frames and Door to be painted white satin and caulked.

Interior trim - owner's choice.

Storm door to be reinstalled.

Prior to installation of doors, owners must submit a request for approval to the Architectural Committee and the Board of Directors.

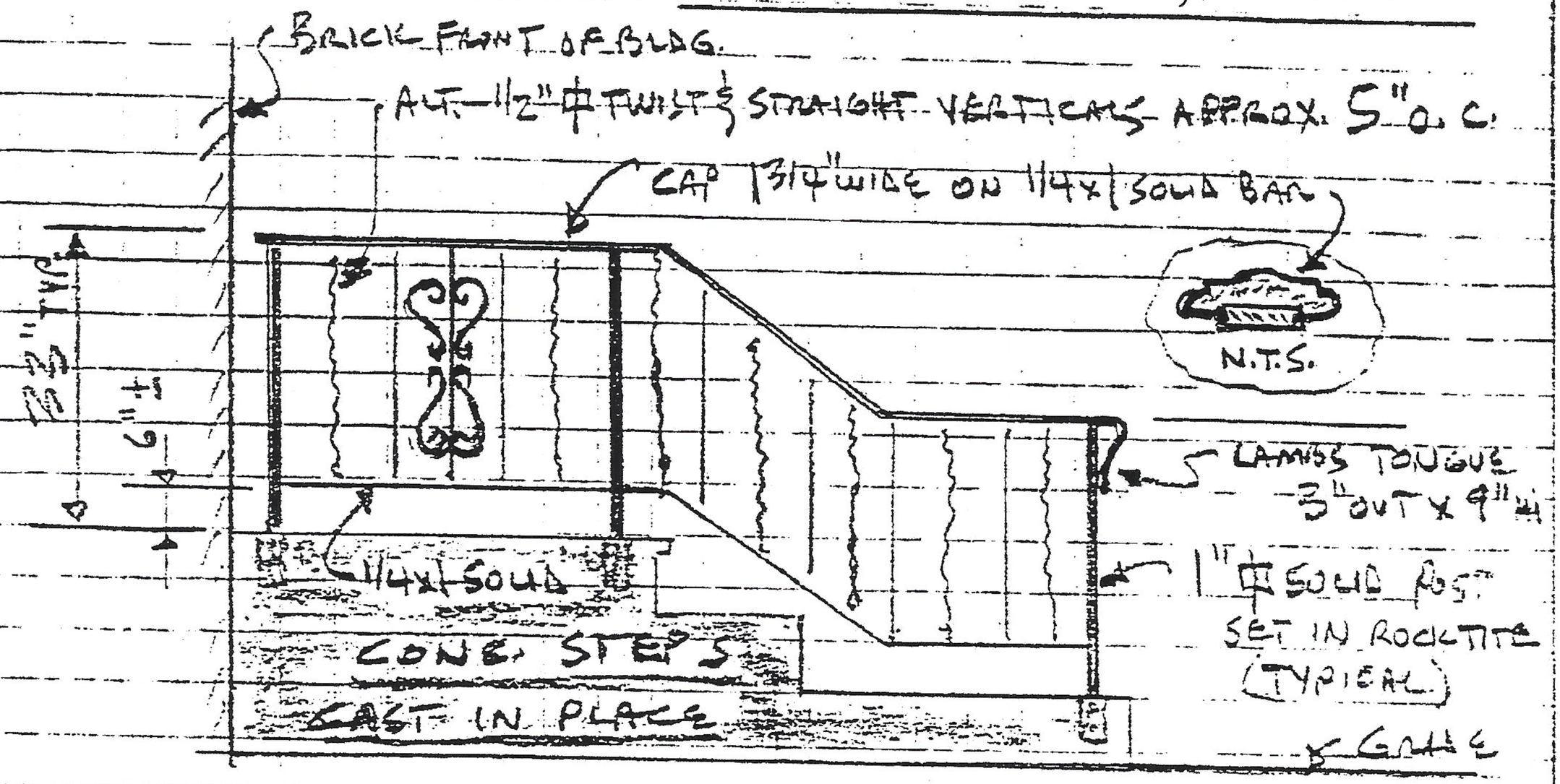
Copy of insurance certificate from contractor with architectural application is necessary.

Revised 9/02

Property Manager: Advanced Property Management • P.O. Box 2121 • Williamsville, N.Y. 14231 - 2121 • (716) 626-9465 • (716) 626-9242

WIMBLEDON VILLAGE H.O.A., INC.

FRONT STEP RAILING STANDARD



SIDE ELEVATION SCALE 1/2" = 1'-0

APRIL '93 R.M.

NOTES: PAINT — BLACK.
SCROLLS — 1/2" WIDE / LOCATE PER OWNER'S CHOICE.
WELDED CONSTRUCTION.
POSTS SET APPROX. 5" FROM SIDES OF STEPS AND 6" FROM NOSINS.
USE UNIT #223 AS A TYPICAL INSTALLATION.
RAIL NOT TO TOUCH BRICK.
THIS DRAWING IS A GUIDE TO MATERIALS & DIMENSIONS — STEP SIZES MAY VARY, ETC.

7.95

ARMOR WELDING
5516 Hopkins
Buffalo, New York 14220

Telephone # 823-0109

NOTE: ALL RAILINGS MUST BE ORDERED AND INSTALLED THROUGH ARMOR.
OR RENO FABRIZZI
662-9597 or 531-5348

WIMBLEDON VILLAGE HOMEOWNERS' ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
FOR FURNACE AND / OR AIR CONDITIONER
and
AIR CONDITIONER PAD PROTECTION

The Board agreed that it will no longer require an Architectural Change Request to be submitted and approved for a typical installation of a furnace and / or an air conditioner.

A typical installation is a replacement of the existing furnace and / or air conditioner with either a similar furnace which will use the same chimney vent and / or a similar air conditioner which will be installed in the same location.

If the furnace installation requires a new exhaust vent which is to go through the roof, the Board requires an Architectural Change Request be filed and approved before the work begins. It will be necessary to coordinate your contractor to work with Wimbledon Village's roofer or maintenance man.

The guidelines for a New Furnace installation include:

- If the furnace vent is to go through the basement wall the Board requires that:
  - it must be in your patio area;
  - the hole for the vent must be drilled neatly;
  - the vent must be made for exterior use;
  - the vent (s) must be caulked neatly and completely to prevent water, insects, etc., from entering the wall and so that it looks finished.

The guidelines for a New Air Conditioner installation include:

- The compressor unit is to be installed inside your patio.
- If new holes must be drilled into the basement for the air conditioner pipes:
  - the hole(s) must be drilled neatly;
  - the hole(s) must be caulked neatly and completely to prevent water, insects, etc., from entering the wall and so that it looks finished.
- In the case of an end Unit, the condenser can go on the side of the Unit but not directly under the dining room window.

Air Conditioner Pad Protection:

- Air conditioner pads may be protected from damage by lawn mover impact by a buffer of patio blocks 8" x 16" x 2" thick.
- They must be sunk into sod, so that tops of patio blocks are grade level.
- Blocks must extend from the pad to the house foundation to prevent grass from growing behind air conditioner unit.
- No gravel, lumber or other materials used for ground cover are permitted.

If you have any questions, please contact our office at 626-9465.

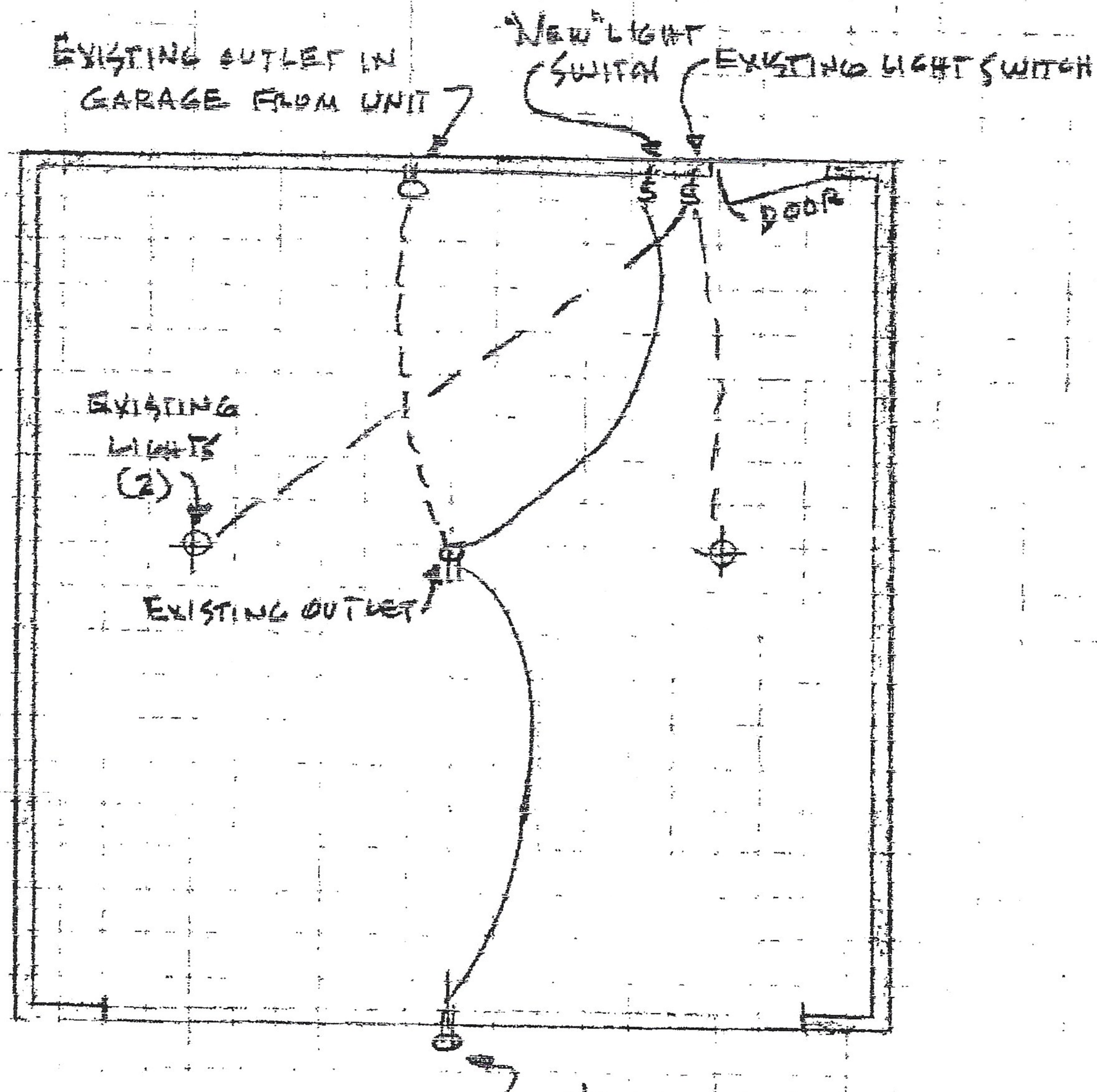
cc: Board

Wv-arch\arxh-spec-furn-ac-2012-wvhoa
Revised 2012

Property Manager: Advanced Property Management, P.O. Box 2121, Williamsville, N.Y. 14231 Tel 716-626-9465 Fax 716-626-9242

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

DATE JUNE 2010 JOB ADDING LIGHT ABOVE 16' DOOR



PLAN OF GARAGE

1/4" = 1'-0

FIXTURE # 0209815
BY UTILITECH,
BULB GU24, 23W.

W.V.H.O.A. INC. PM

WIMBLEDON VILLAGE HOMEOWNERS' ASSOC. INC.

SPECIFICATIONS FOR THE CONSTRUCTION OF NEW GARAGES (Page 1 of 3)

All applications for construction of a new garage will be reviewed by the architectural committee, and the Association's Board of Directors. The following list of specifications is to date the only design approved:

Contractor to be used must be licensed and insured in New York State, certificate of insurance to be sent in with architectural application.

Blacktop from existing parking spaces should be saw cut at the foundation edge and removed.

Only rubber tired vehicles can be used for excavation or construction. Any outriggers must be properly braced so as not to damage the adjoining blacktop.

If there are existing garages adjacent to the garage to be constructed, the siding and felt paper on the adjoining walls should be carefully removed, as the siding may be reused on the new garage.

The entire foundation area will be filled with gravel 4" deep. Wire mesh, 6" x 6" will be used as reinforcement for the concrete. Concrete will be poured to a depth of 4" with a 6" thick sill around the edge, except at the door opening. The foundation will be sloped for drainage. The concrete used will be a 6 bag mix.

Sill bolts will be placed every 8 feet, or see plans.

The sill plate will be 2" x 4" treated lumber, the sill will be insulated, using Styrofoam sill seal.

Wall studs will be 2" x 4" fir @ 16" on center.

The top plate will be a double 2" x 4".

The door header will be a double 1 ¾ x 11 ¾ LVL beam.
(Note: LVL is Laminated Veneer Lumber)

The roof peak will be in the center of the building and pitched to the front and to the rear to match adjoining or other existing garages.

Roof Rafters will be 2" x 6" fir @ 16" on center. Ceiling ties will be 2" x 6" fir @ 48" on center. The ridge board will be 2" x 8". 2 x 4 hangers from peak down to 2 x 6 ceiling ties are to be installed.

Wall sheathing and roof sheathing will be 7/16" x 4" x 8" Aspenite, or ½" plywood.

Felt paper to be used on all exterior walls and roofs. Grade #15 or Tyvek.

WIMBLEDON VILLAGE HOMEOWNERS' ASSOC. INC.

SPECIFICATIONS FOR CONSTRUCTION OF NEW GARAGES (Page 2 of 3)

Shingles to be black color. Roof shingles must be blended in to any adjoining garages. All roof shingles to be asphalt type. see plans. *Contractor should verify roofing. Install 10 ft of Vent-A-Ridge or equal.

Man door: Stanley brand 6 panel insulated steel – 32 inches wide. Optional is sliding glass door – 6' wide white aluminum frame.

Windows - none permitted.

Garage door opening: 16'- 0" wide x 7' – 0" high. Garage door is "Roll-Lite" brand white steel, 16' x 7'. Distributed by Adams Door. Note: Some overhead doors are 16' x 6'- 6".

Gutters - front and rear: 5" white aluminum, type O.G., distributed by Niagara Gutter, or equal, Alside, including downspouts.

Siding: Weather Panel Brand, "Esclad" model, color - Almond, or Certainteed Double 4 Light Maple, Hamilton Park. Vinyl, double 4" x 12' long. ¾" "J" Channel in color to match. White aluminum vented soffits at eaves, facia and rakes wrapped white aluminum/

Siding removed from adjoining buildings may be reused provided that it is in acceptable condition (to be agreed to by the Board and the contractor). Wherever possible, siding from front and rear walls of adjoining garages will be mated from the nearest joint on that building (or door frame) to maintain continuity of the entire building. The contractor will discuss whether this is possible with the Board.

Roof overhang approximately 8", or to match adjoining buildings.

Paint for man door and frame: Sears Weatherbeater Latex White, Satin, or equal.

Door framing – solid vinyl brickmold type to match existing garages, plus 1 x 6 vinyl.

Drywall – ¾ hour fire-rated – see note on drawing, both sides of existing and new garage walls.

Electrical: (1) separate 20 amp breaker in basement; 12-2 grounded wire in plastic conduit under back yard. Provide (1) duplex GFI outlet on rear wall, wire with duplex for automatic garage door opener, (2) porcelain bulb fixtures with wall switch and light fixture on switch at service door.

Overall dimensions: 20'-0" Deep x 20'-0" Wide, approximately 12'-0" high (match to existing). On newer town homes with block fire walls, garage width is approximately 20'-8". Front and rear walls of garages should be on the same plane as adjoining garages.

WIMBLEDON VILLAGE HOMEOWNERS' ASSOC. INC.

SPECIFICATIONS FOR CONSTRUCTION OF NEW GARAGES (Page 3 of 3)

Upon completion of garage, any adjoining blacktop must be filled in with blacktop and repaired. Any damage to driveways or roadways from construction vehicles will be the responsibility of the unit owner and the contractor.

All adjoining garages (specifically siding and roof) must be returned to their original condition by the contractor.

The rear of the unit must be restored to its original condition. All construction materials and debris must be collected and removed from the community.

The unit owner must make arrangements for proper access to all back yards in their building for purposes of landscaping and fire codes. This may involve addition of fencing gates on any of the units as necessary, paid for by the owner of the new garage. This access must be secured prior to construction.

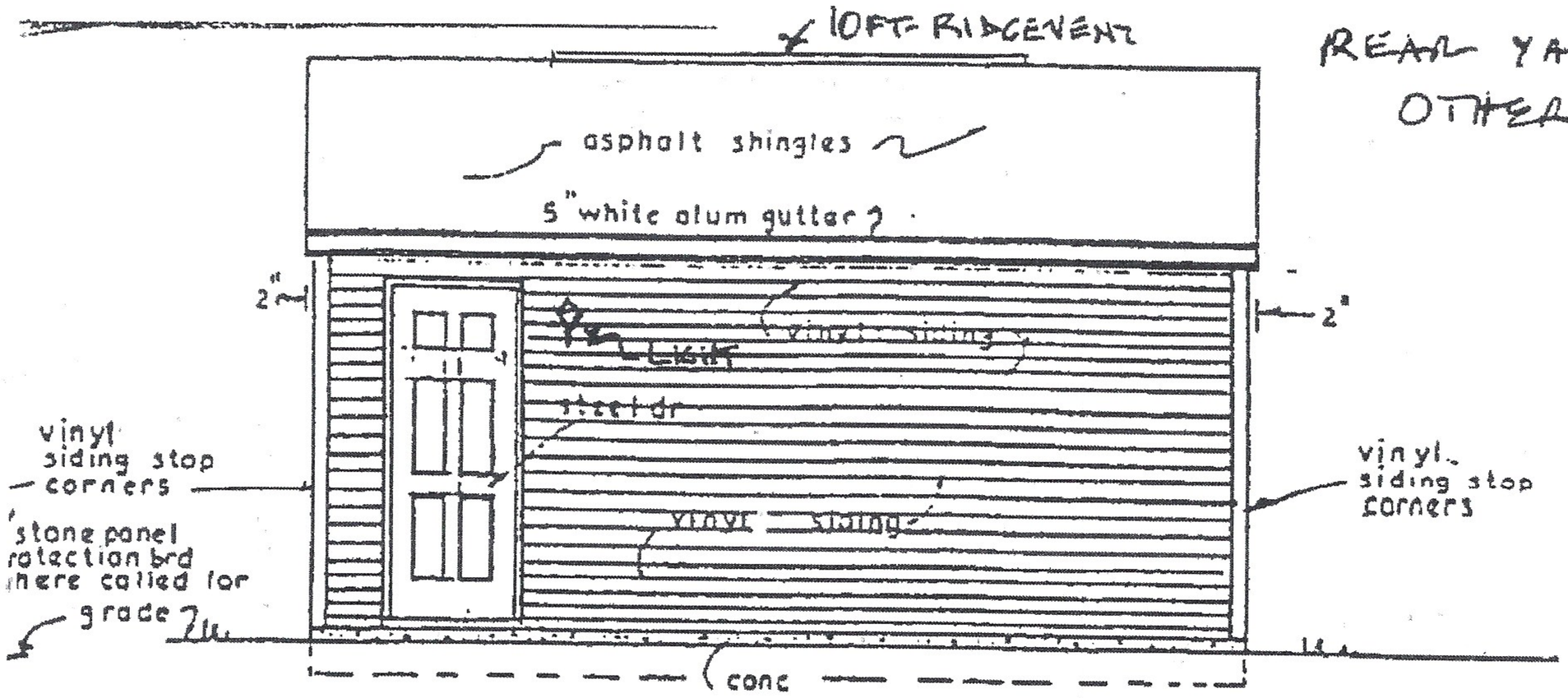
The Association will be responsible for final inspection and approval of the construction.

8" Stone/Plywood skirting is to be used on side and front of end unit garages. See other existing end garages.

The intent of the drawings and specifications is to have all garages be alike for continuity of appearance in the community.

Contractors should check the site and garages next to the one to be constructed.

The unit number should be installed over the overhead door at the center – see drawing.

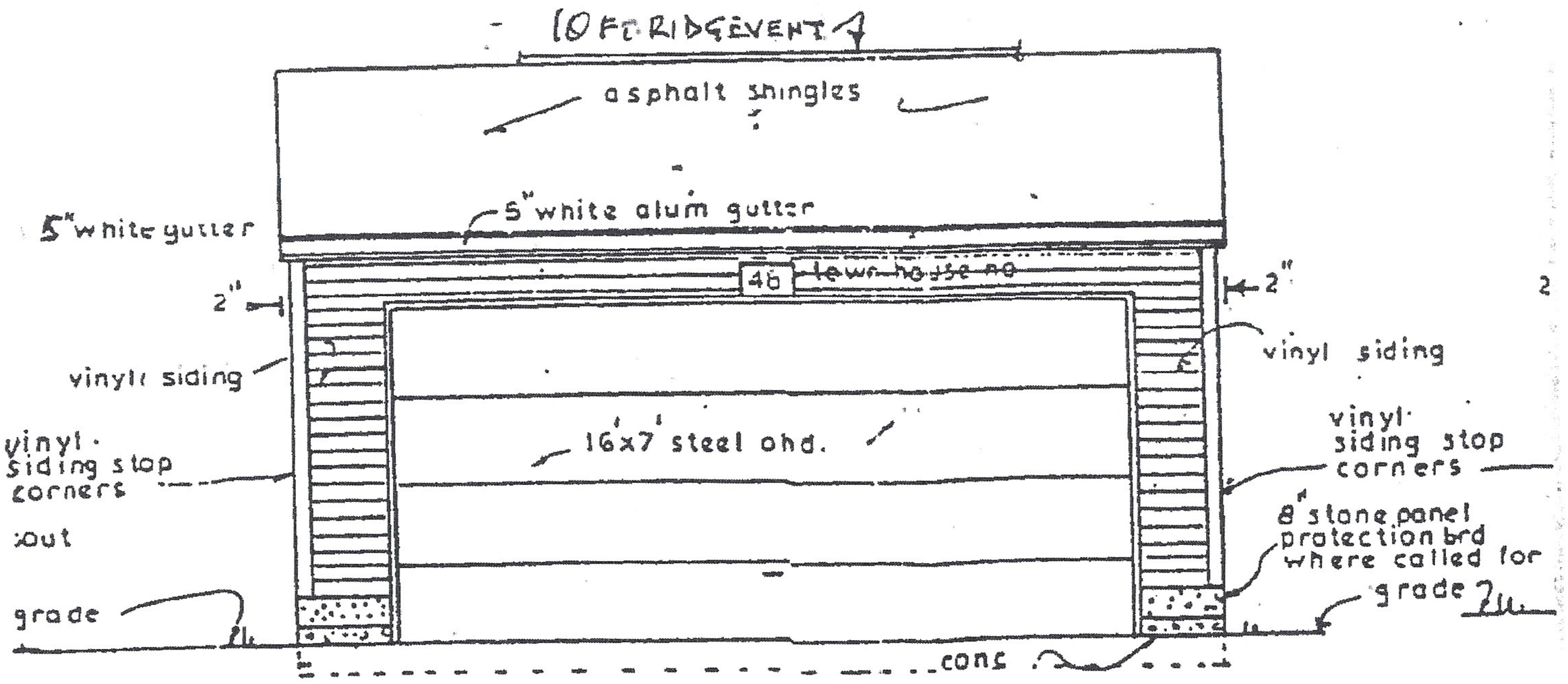


REAR ELEV

REAR YARDS
OTHER UN

ES & GRADING

WIMBLEDON VILLAGE HOMEOWNERS ASSOC.		
SCALE: NONE	APPROVED BY:	DRAWN BY SAVAGE
DATE: SEPT - 92		REVISED

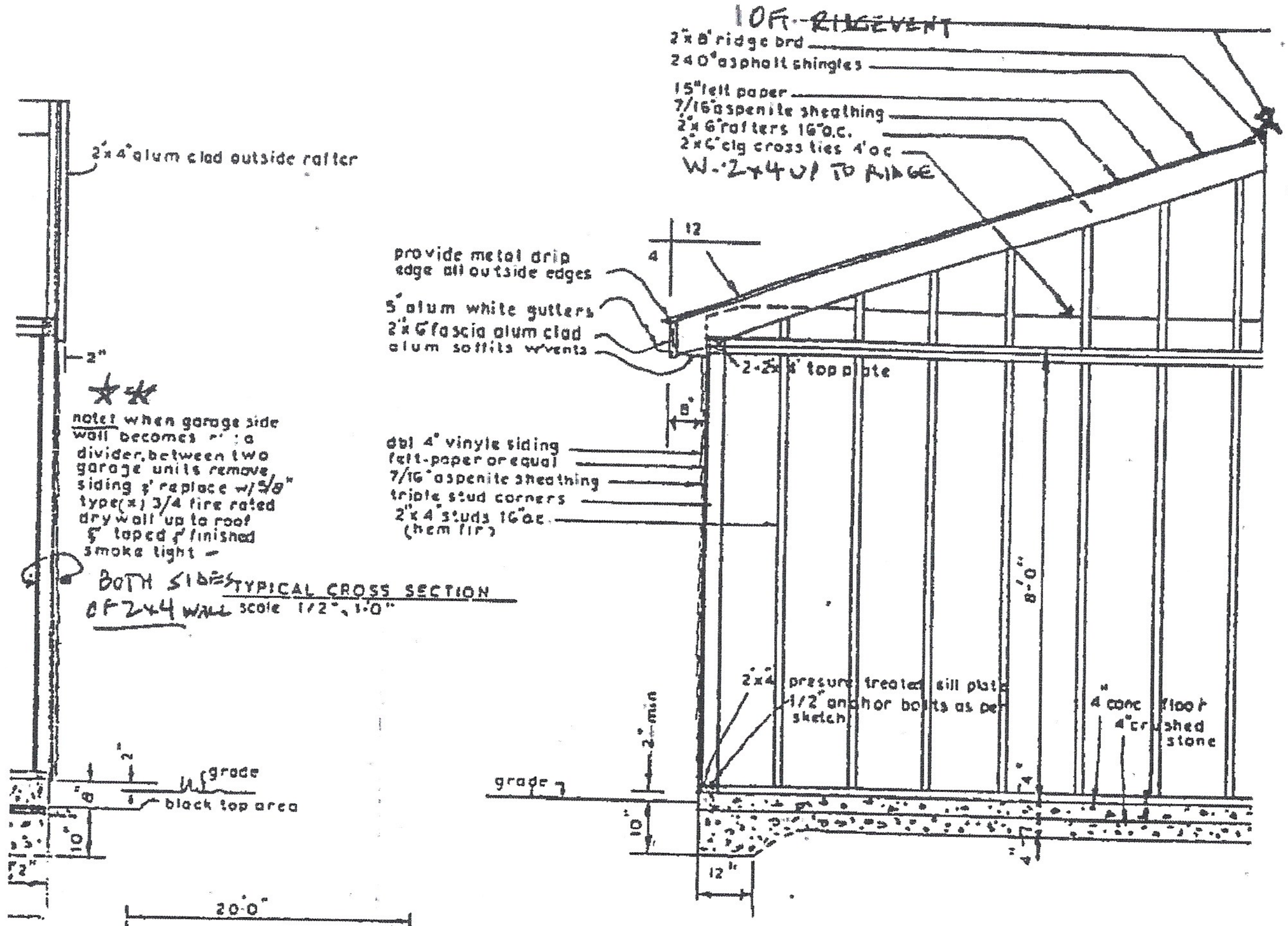


FRONT-ELEV

scale 1/4" = 1' 0"

TE: ALL CONSTRUCTION WILL CONFORM WITH EXISTING GARAGE STRUCTURES & GRADING

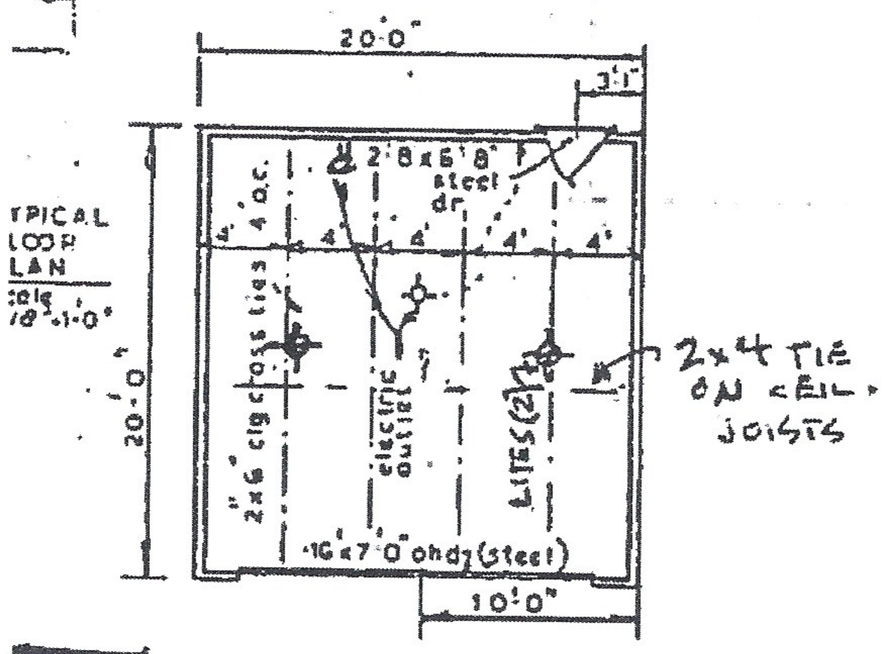
NOTE: CHECK ALL DIMENSIONS & CONDITIONS BEFORE STARTING WORK
ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REQUIREMENTS & SIZES



★★ note: when garage side wall becomes [illegible] a divider, between two garage units remove siding & replace w/ 5/8" type(x) 3/4 fire rated dry wall up to roof & taped & finished smoke tight —

BOTH SIDES OF 2x4 WALL

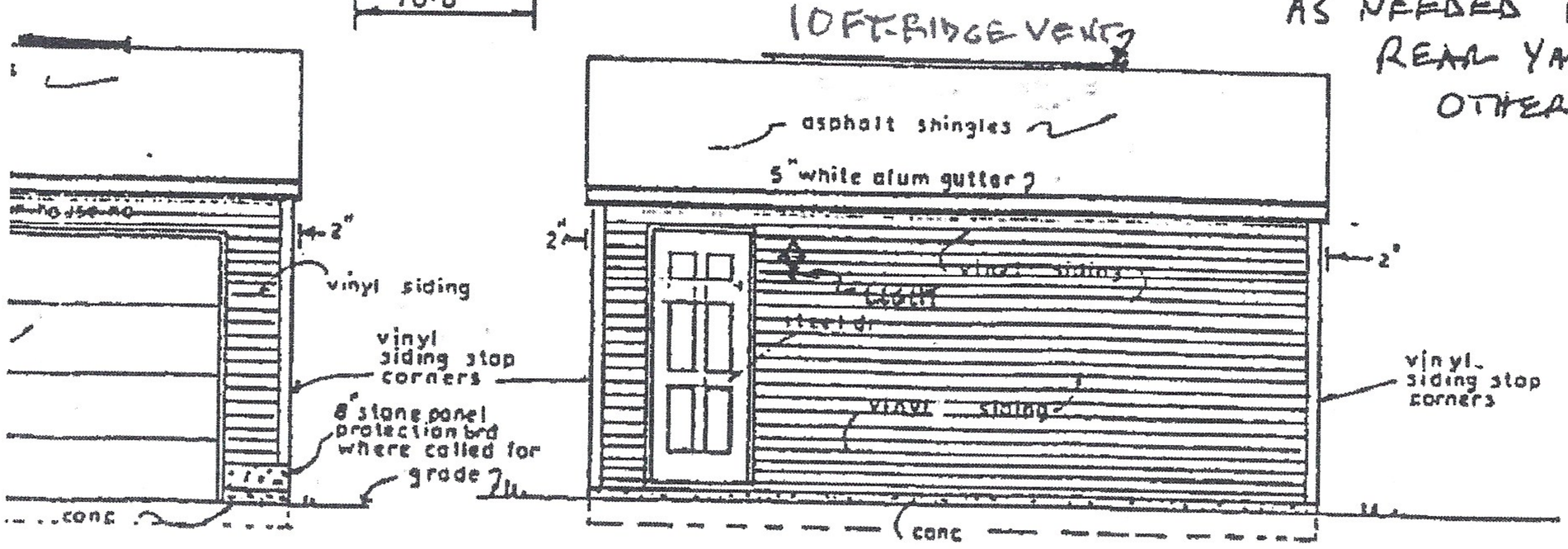
TYPICAL CROSS SECTION
scale 1/2" = 1'-0"



TYPICAL FLOOR PLAN
scale 1/8" = 1'-0"

REV. '97/ SIDING TO MATCH — CERTAINTEED DOUBLE 4 LIGHT MAPLE — HAMILTON PARK

REV. '99/ NEW GARAGE OWNER TO INSTALL A GATE IN FENCE AS NEEDED FOR ACCESS TO REAR YARDS AS PER OTHER UNITS.



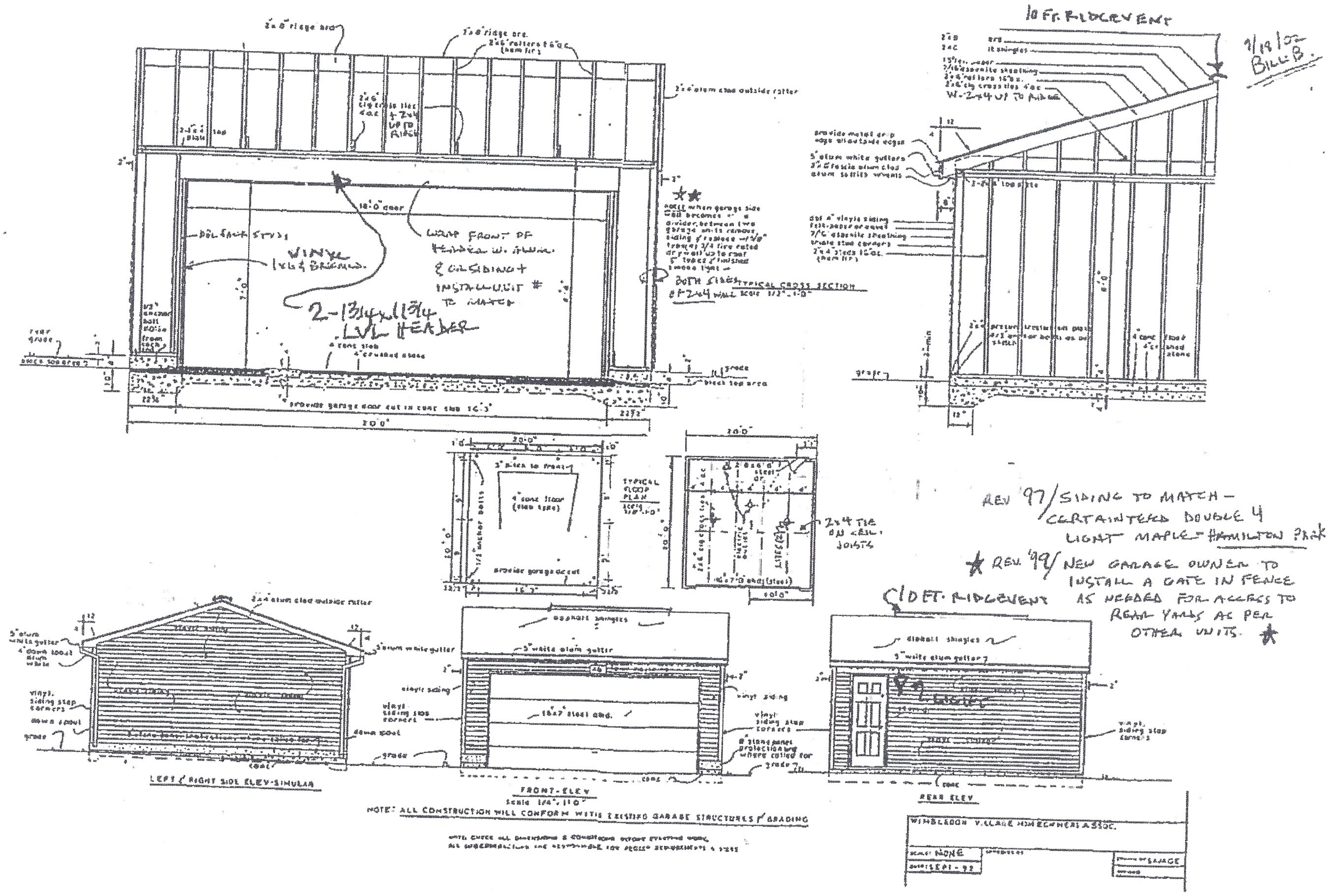
REAR ELEV

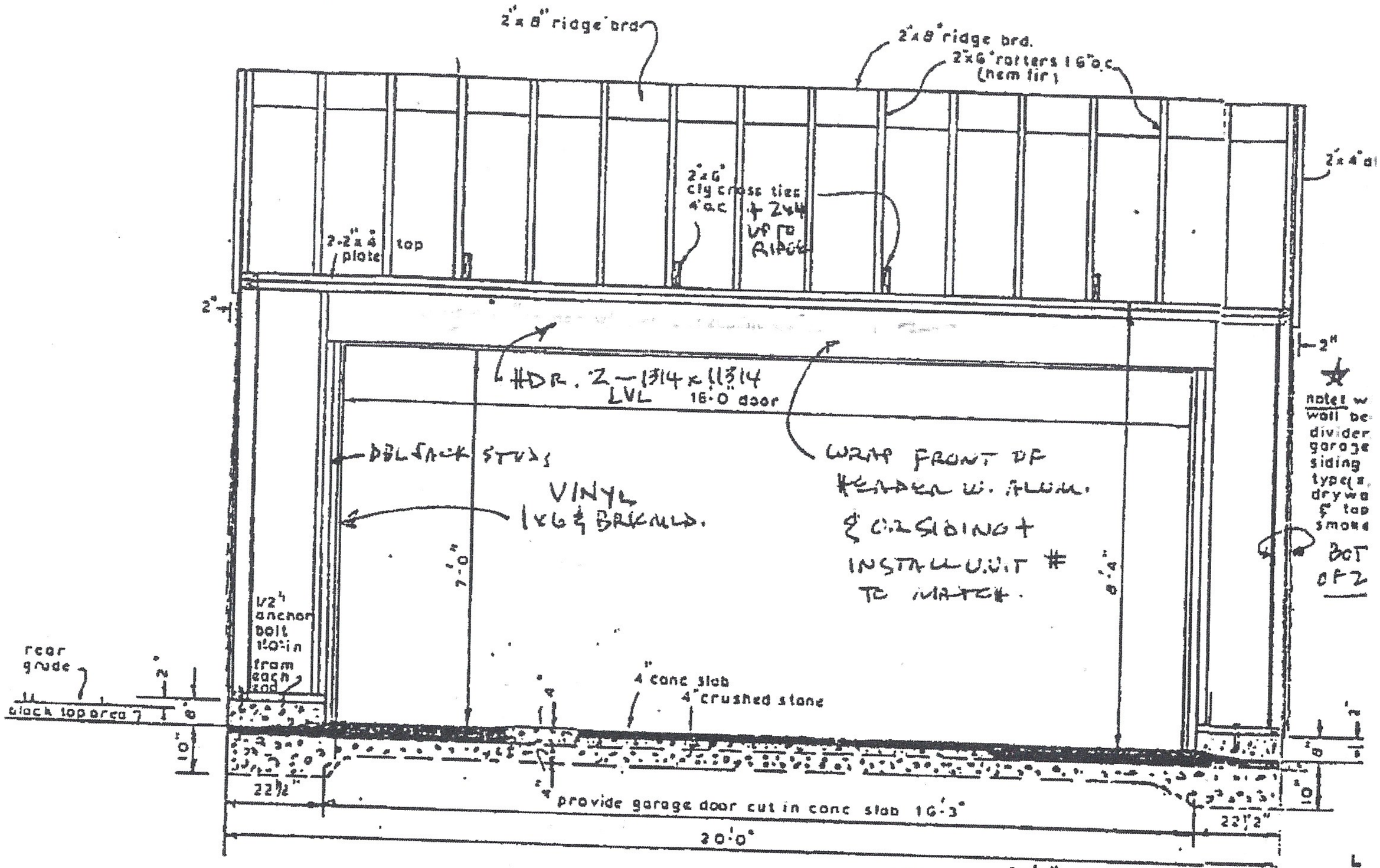
EXISTING GARAGE STRUCTURES & GRADING

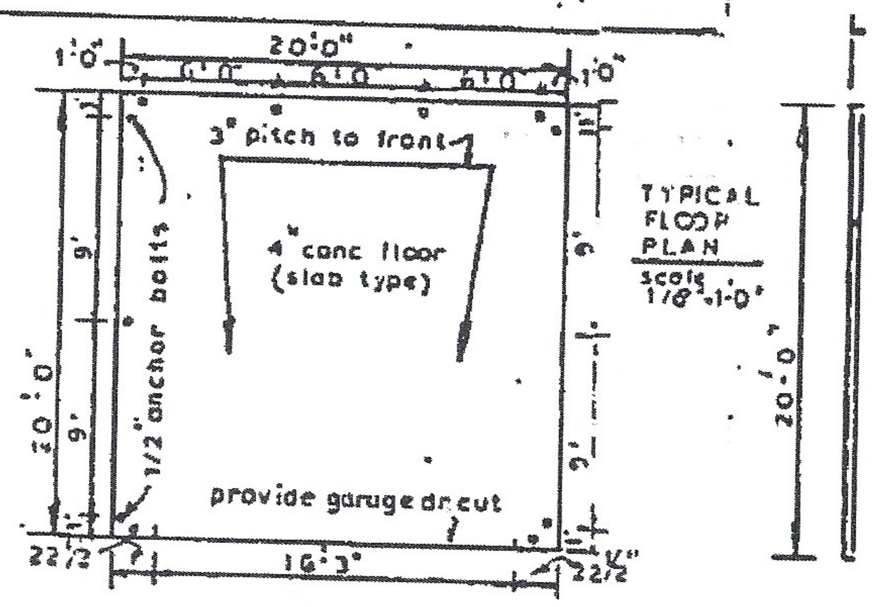
BEFORE STARTING WORK
CHECK REQUIREMENTS & SITE

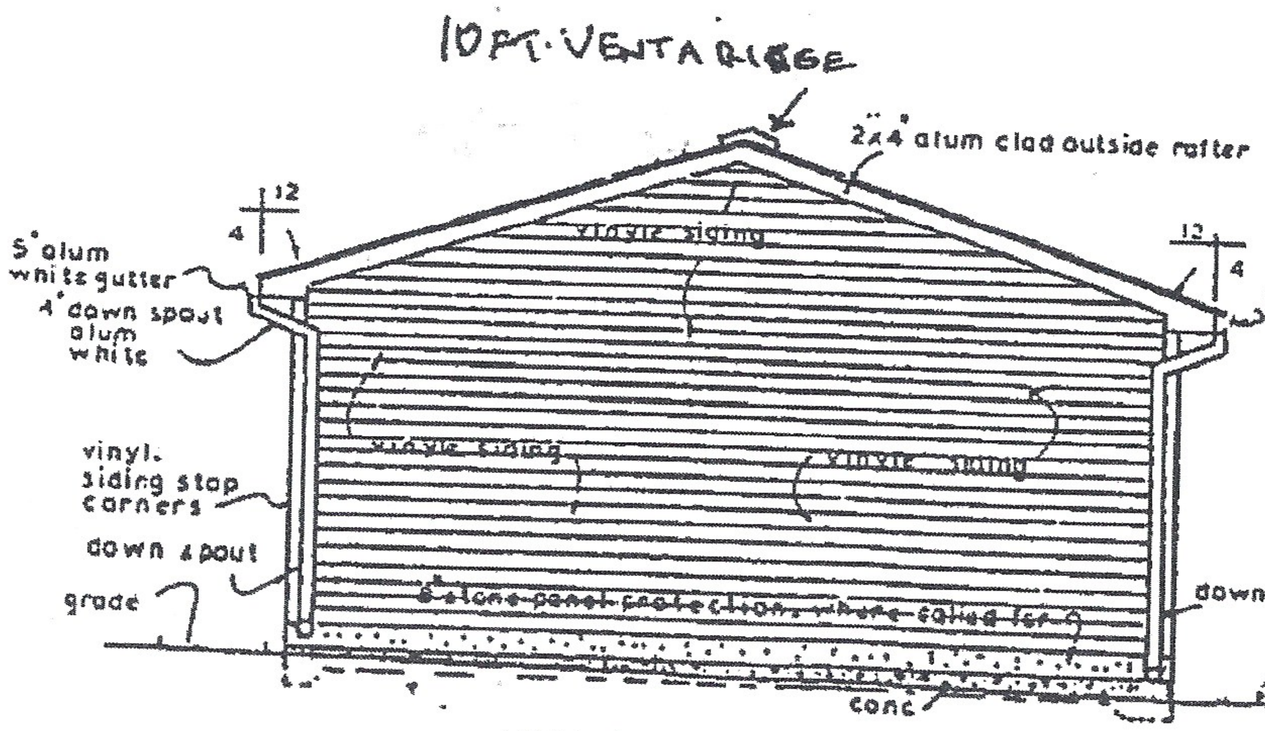
WIMBLEDON VILLAGE HOMEOWNERS ASSOC.

SCALE: NONE	APPROVED BY:	DRAWN BY SAVAGE
DATE: SEPT - 92		REVISED

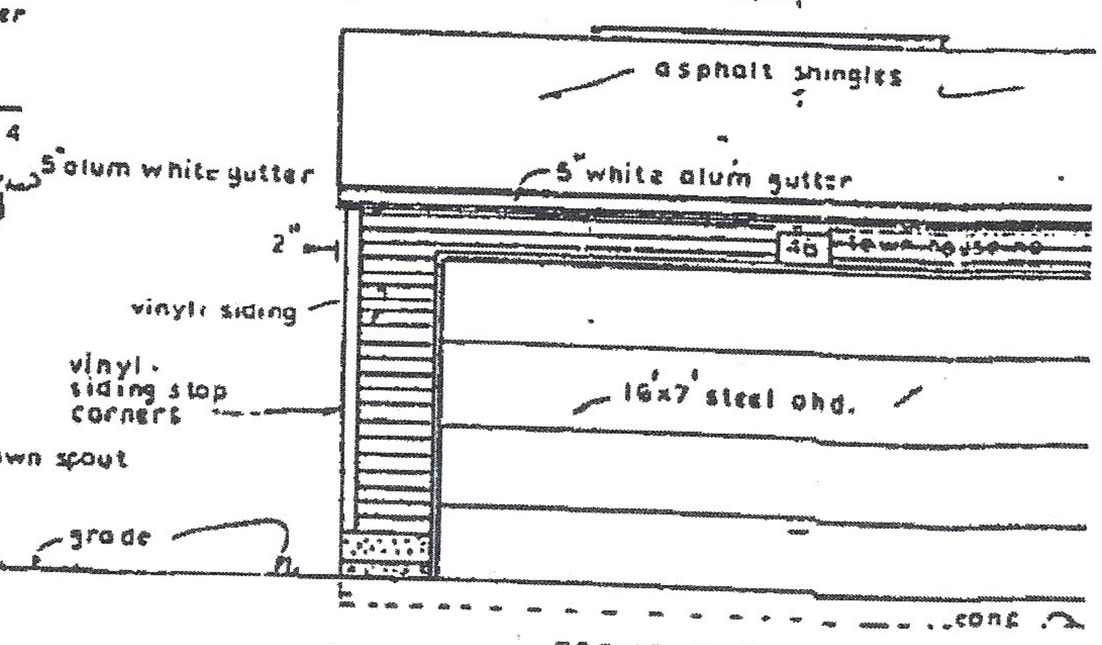

10 FT. RIDGEVENT
9/19/02 BILL B.
18'-0" door
VINYL
2-13¼x11¾ LVL HEADER
TYPICAL CROSS SECTION
TYPICAL FLOOR PLAN
2x4 TIE ON CEIL. JOISTS
REV '97/SIDING TO MATCH – CERTAINTEED DOUBLE 4 LIGHT MAPLE – HAMILTON PARK
★ REV '99/ NEW GARAGE OWNER TO INSTALL A GATE IN FENCE AS NEEDED FOR ACCESS TO REAR YARDS AS PER OTHER UNITS. ★
10 FT. RIDGEVENT
LEFT & RIGHT SIDE ELEV-SIMILAR
FRONT-ELEV
REAR ELEV
NOTE: ALL CONSTRUCTION WILL CONFORM WITH EXISTING GARAGE STRUCTURES & GRADING
WIMBLEDON VILLAGE HOMEOWNERS ASSOC.
SCALE: NONE
DATE: SEPT - 92
GARAGE







LEFT & RIGHT SIDE ELEV-SIMULAR



FRONT-ELEV
scale 1/4"=1'0"

NOTE: ALL CONSTRUCTION WILL CONFORM WITH EXISTING GARA

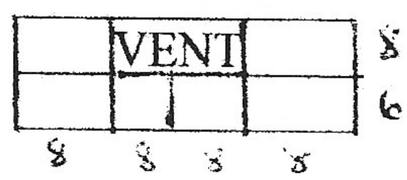
NOTE: CHECK ALL DIMENSIONS & CONDITIONS BEFORE STARTING ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER WORK

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
GLASS BLOCK BASEMENT WINDOWS

The following specifications have been approved by the Board of Directors for the installation of Glass Block Basement Windows:

The original 32 X 14 steel basement windows may be replaced with glass block. A suggested layout using PPG, 3" thick, obscure "Decora" units is:



The mortar is either grey or white.

This is a standard unit which may be purchased and installed by Empire Glass Block, the PPG Distributor, 822-2323.

Other layouts may be used without a vent. It is the unit owner's choice of layout and supplier.

Prior to installation of glass block windows, owners must submit a request for approval to the Architectural Committee and the Board of Directors.

Copy of insurance certificate from contractor with architectural application is necessary.

Revised 9/02

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WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECICATIONS
FRONT PORCH NEWS BOX

The following specifications have been approved by the WVHOA Board of Directors for the installation of a newspaper box at the side of the front porch/stoop.

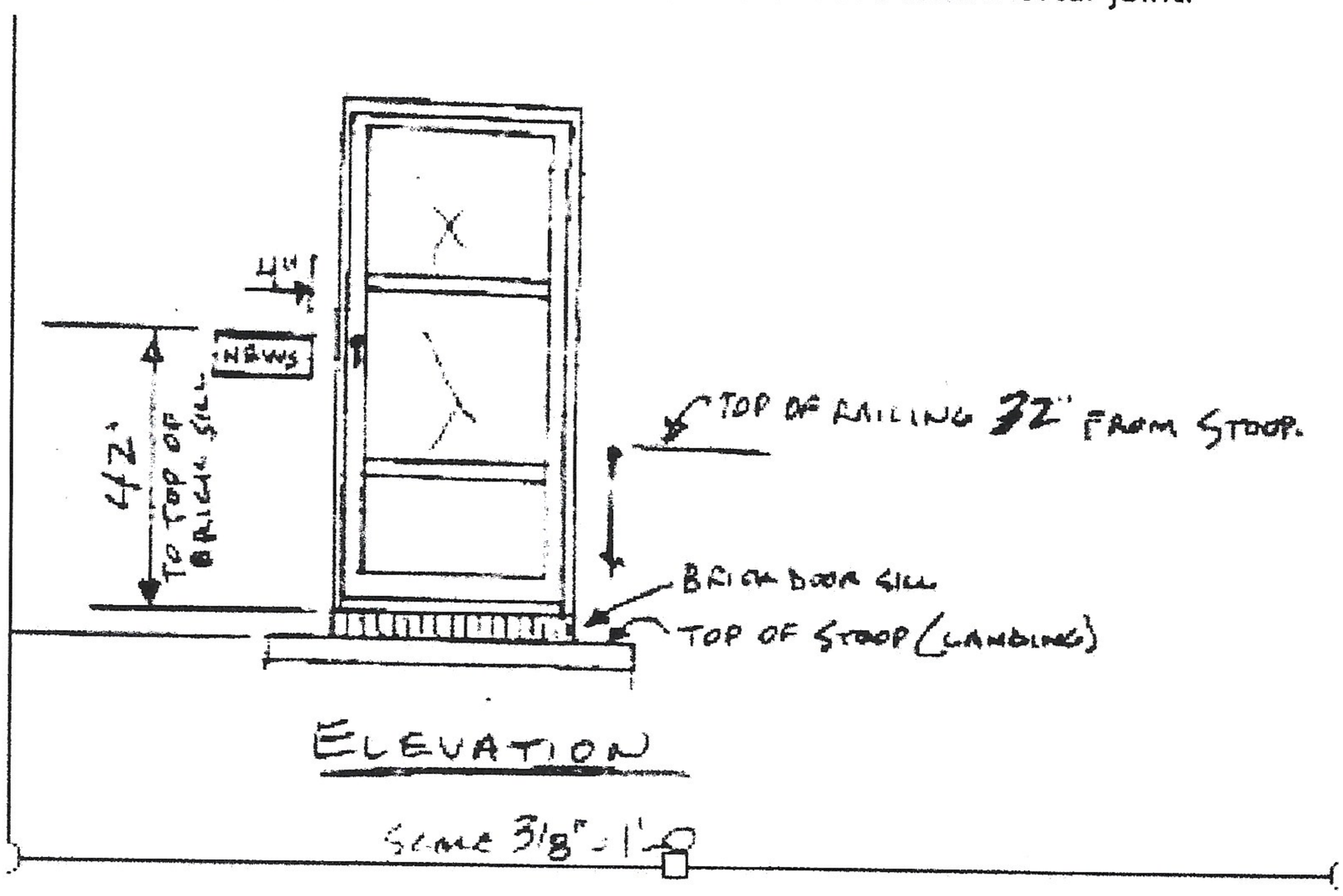
Specifications for wall mounted "News Box":

<u>Box to be used:</u> Buffalo News – Painted Black

<u>Location:</u> At the front door on same side as the storm door handle

<u>Height:</u> Approximately 42 inches up from brick door sill. Top of News Box to be at the same height as the storm door handle (must clear light fixture when open) News Box to be 4 inches to the side of the storm door frame on brick. (see diagram below)

<u>Fastening:</u> Use Tapcon Fasteners W.S.S. washers at the brick mortar joint.



Prior to installation of the box, owners must submit a request for approval to the Architectural Committee and the Board of Directors

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ADDITION OF PATIOS - SPECIFICATIONS (PAGE 1 OF 3)

CONCRETE

All requests for additions to patios will be reviewed individually by the Architectural Committee. Each request must by accompanied by a detailed drawing showing the area to be modified, including basic dimensions and a list of materials to be used, in triplicate. The contractor's name, address, telephone number and a certificate of insurance should also be included.

Excavate all area to be poured. The existing sidewalk and 8' x 8' pad must be removed for any patio enlargements extending more than 8' from the townhome.

Maintain 16" to 18" clearance at side fences. Lay 2" gravel and 4" concrete reinforced with 6" square mesh. Concrete should be made to a 6 bag mix. Expansion joint material should be used when concrete abuts house or garage slab.

Grading: Any new concrete must be poured at the height of the original patio, and below the level of garage floor. Patio should be properly sloped for water drainage. Any adjacent patios from two adjoining properties must be sloped to match grades at the fence opening or gateway.

Any remaining lawn adjacent to new patios must be regraded and sodded to original or improved condition, or used as planting area.

Unit owner is responsible for clean up of the entire construction area.

Only rubber tired vehicles will be allowed on Association property. Any damage to Association or private property will be the responsibility of the unit owner.

Contractor must be insured in New York State.

In cases where steps are to be poured concrete against the building:

Contractor to install a 14" strip of aluminum flashing with aluminum nails to cover the 1X12 pine kickboard under the sliding glass door sill. Plus use expansion joint material where concrete meets aluminum flashing and the vinyl siding at door sides. This will help make replacement of the 1X12 pine board and/or vinyl siding at a later date possible.

See Sketch Section "A".

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WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ADDITION OF PATIOS - SPECIFICATIONS (PAGE 2 OF 3)

MATERIALS OTHER THAN CONCRETE

All requests for patios using materials other than concrete will be reviewed individually by the architectural committee. Each request must be accompanied by a detailed drawing showing the area to be modified, including basic dimensions and a list of materials to be used, in triplicate. The contractor's name, address, telephone number and a certificate of insurance should also be included.

Patios using materials such as "Unilock" paving stones, or flagstone must have the same weight carrying capacity as concrete. A supporting bed of granular gravel at least 3" to 4" thick followed by a layer of sand at least 1-1/2" thick, must be used. Curbstones are recommended to prevent rolling or spreading of paving stones. Expansion joint material should be used where pavers/slate meet unit foundation or garage slab.

Maintain 16" to 18" clearance at side fences.

Grading: Any new patio must be laid to the height of the original concrete patio, and below the level of garage floor. Patio should be properly sloped for water drainage, and must match the grade of adjoining properties at fence opening or gateway.

Any remaining lawn adjacent to new patios must be regraded and sodded to original or improved condition, or used as planting area.

While design of patio is optional to unit owner, patio must be installed so as not to restrict the free, easy access through yards by landscape contractors or emergency crews when using gates.

This type material is permitted only within the confines of the unit owner's backyard. It can also be used as a substitute for the precast concrete rear step as long as the proper support is in place, including 6" to 10" of gravel under it.

All maintenance of patios constructed with any materials other the concrete, including snow shoveling, is the unit owner's responsibility.

Unit owner is responsible for clean up of entire construction area.

Only rubber tired vehicles will be allowed on Association property. Any damage to Association or private property will be the responsibility of the unit owner.

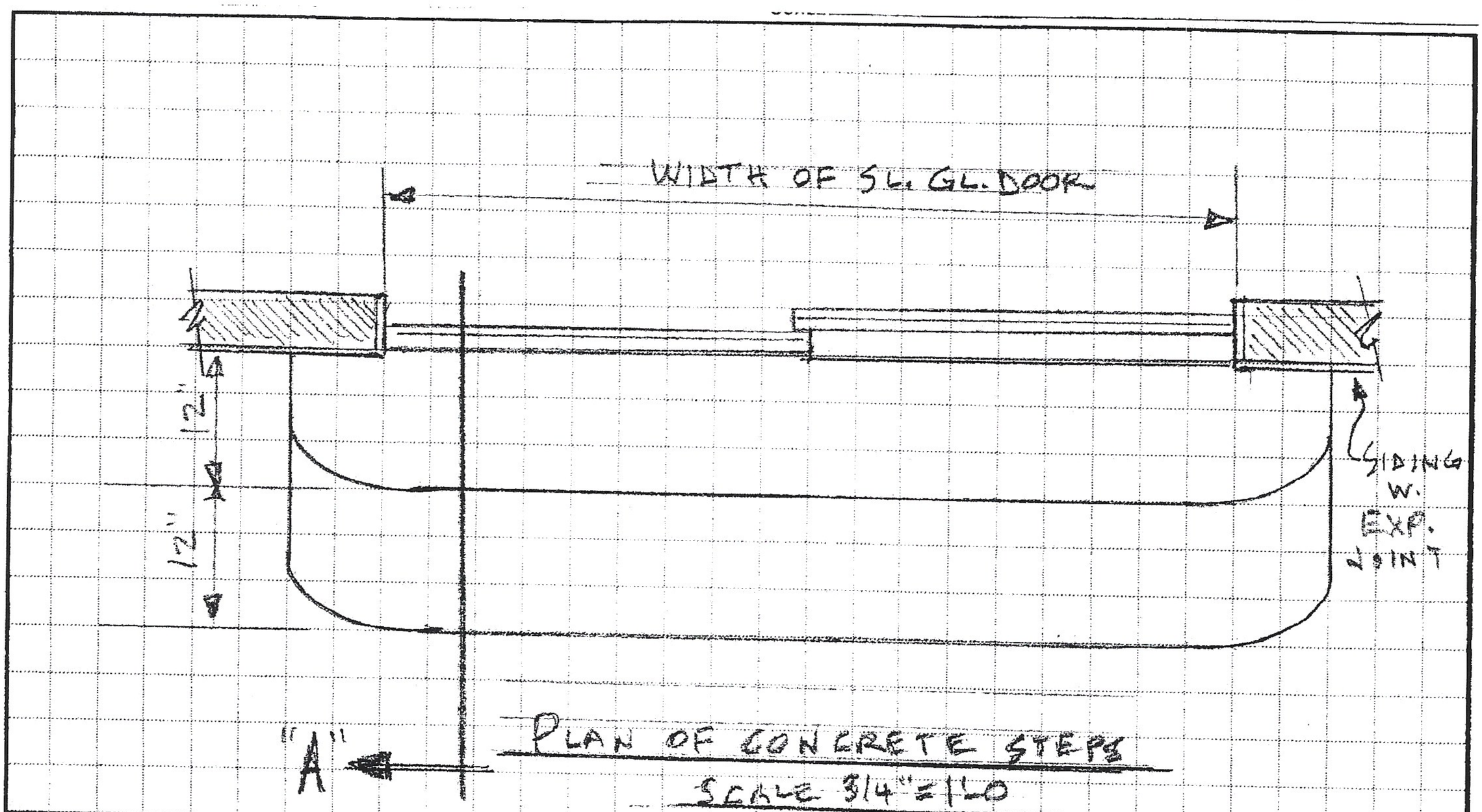
Contractor must be insured in New York State.

WV-Spec-Patios

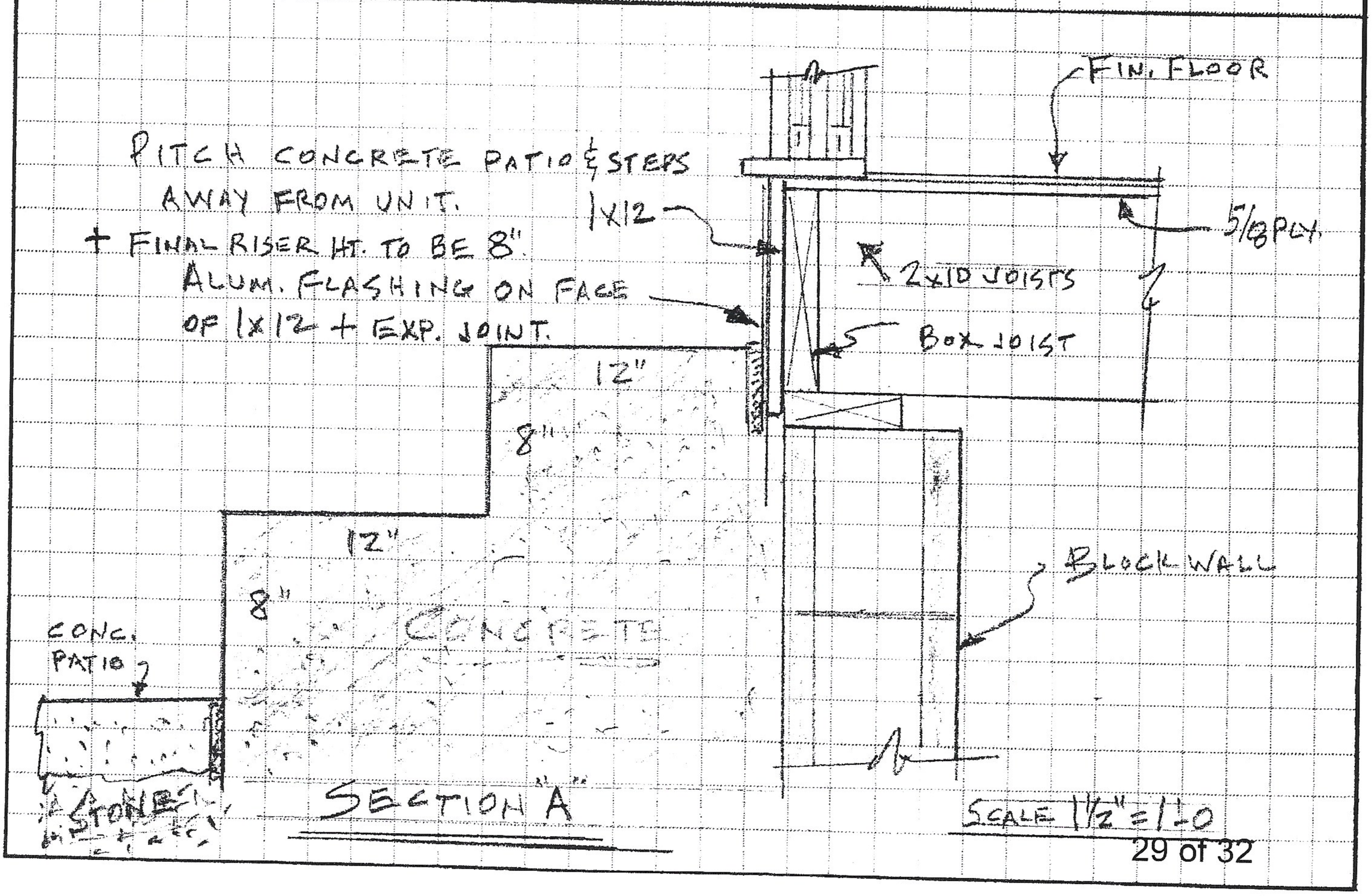
Revised 7/2011

Property Manager: Advanced Property Management • P.O. Box 2121 • Williamsville, N.Y. 14231 - 2121 • (716) 626-9465 • (716) 626-9242

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.



PLAN OF CONCRETE STEPS
SCALE 3/4" = 1'-0



SECTION "A"

SCALE 1½" = 1'-0

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

SATELLITE DISH SPECIFICATIONS

GUIDELINES GOVERNING INSTALLATION & MAINTENANCE OF COMMUNICATION ANTENNAS & SATELLITE DISHES

Whereas, the Federal Communications Commission has issued regulations regarding communication antennas including satellite dishes that override the By-Laws of Wimbledon Village; and

Whereas, the Board of Directors, while complying with the FCC regulations, wishes to preserve the property values and the aesthetic appearance of the Townhouses, and

Whereas, the Board of Directors deems it necessary to inform residents of the new FCC regulations and issue guidelines to assist residents who wish to install communication antennas;

Be it therefore resolved, that the Board of Directors adopts and publishes the following guidelines for all units in the Wimbledon Village HOA, INC.

1. An architectural change request form must be completed and returned to management prior to any antenna installation. Questions related to antenna installation should be directed to the Property Manager.
2. The Board of Directors will require "reasonable efforts" be made by the unit owner to camouflage the satellite dish. Satellite dishes are not to be mounted on unit or garage roofs, fence or fence post mounts, wall mounts on unit or garage, chimney mounts, or front porch mounts.
3. Satellite dishes should be mounted on a wood, plastic or metal post in the rear of the yard. Post height should be no more than 4 feet. Wood posts should be protected at the base to prevent damage from lawn mowers and trimmers.
4. Dishes that need to be installed in front of units to receive the satellite dish signal should be installed on a post as above. The post should be located in the shrubs and no higher than the windowsill.
5. No wires are to be exposed or run up to the second floor. The cable wire that is attached to the satellite dish should be attached to the post and then buried in a vinyl conduit below the grade to the unit. Wire penetrations through the unit wall to the basement should be sealed to prevent leaking.
6. Unit owners who install satellite dish antennas will be personally liable for any immediate and/or future exterior or interior damage to their unit or any other unit or the Property arising out of the installation of any communication antenna.
7. Wimbledon Village HOA, INC. is under no obligation to make architectural or landscape changes to remove trees, shrubs, or other obstacles in the way of direct satellite dish signals.

The Board's reasons for the above include: aesthetics, safety, integrity of brick, siding and roofing, and preventing damage to wires.

Revised 10-02
A:WV-ARCH\WVHOASatelliteDishSpec10-02

Property Manager: Advanced Property Management • P.O. Box 2121 • Williamsville, N.Y. 14231 - 2121 • (716) 626-9465 • (716) 626-9242

WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
REAR SLIDING DOOR REPLACEMENT

The following have been approved by the Board of Directors for the installation of Rear Sliding Doors:

Door units can be sliding, or swing-in French type, complete with screens and hardware, Pella, Anderson or equal.

White vinyl sliding doors are also acceptable. Pella Slim Shades are allowed.

The installation is to be complete on the exterior, being sure to use "J" Channel and Siding from Certainteed, to match existing.

The siding color is Hamilton Park, Light Maple. The kickboard must be replaced, back primed and painted white.

No fillers or flat trim allowed outside.

Inside trim is owner's choice.

No grids allowed unless all other windows are so equipped, white rectangular type only.

Prior to installation of rear sliding doors, owners must submit a request for approval to the Architectural Committee and the Board of Directors.

Copy of insurance certificate from contractor with architectural application is necessary.

Revised 9/02

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WIMBLEDON VILLAGE HOMEOWNERS ASSOC. INC.

ARCHITECTURAL SPECIFICATIONS
VINYL REPLACEMENT WINDOWS

The following specifications have been approved by the Board of Directors for the installation of Vinyl Replacement Windows:

The original Clad Wood Double Hung Windows may be replaced with all Vinyl or Clad Wood Double Hung Units designed for this Application.

General Specifications are as follows:

Exterior Finish -	White Only.
Interior Finish -	Owner's Choice.
Interior Trim -	Owner's Choice.
Glass -	Clear Insulated with Low "E" and/or Argon Gas.
Sash -	Extruded Vinyl or Wood with Aluminum Clad Exterior, Tilt-in for convenience.
Balances -	Spiral, Block and Tackle or Spring Tension.
Screens -	Full or Half - Owner's Choice.
Grids -	White Exterior Face between Glass <u>or</u> Wood White Exterior Face <u>and</u> must be either in a 6-block over 6-block or an 8-block over 8-block arrangement (see diagram below).
Inside Color -	Owner's Choice.

<u>Note</u>: Grids allowed only when all other windows in unit are to have grids. Obscure glass is optional in bathroom windows on end units.

Exterior to be caulked and wrapped all four sides, with White Vinyl Coated Aluminum Trim.

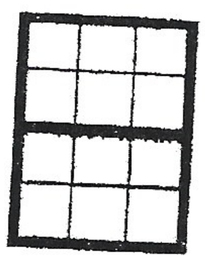
The installation to be complete on exterior, being sure to use "J" Channel and Siding if necessary, from Certainteed, to match existing.

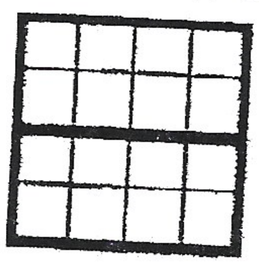
The Siding Color is Hamilton Park, Light Maple.

Suggested Quality and Features similar to Alside's Geneva, Excalibur or Ultramaxx.

<u>Prior</u> to installation of vinyl windows, owners must submit a request for approval to the Architectural Committee and the Board of Directors.

Copy of insurance certificate from contractor with architectural application is necessary.





Revised 2011