

CAMBRIDGE PLACE OF ORLAND PARK TOWNHOME ASSOCIATION

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REGULATIONS AND SPECIFICATIONS

As approved by the Board, April 2002 – Updated 2021

Homeowners should confirm that any exterior repairs, additions, or maintenance that they may complete, comply with the “Regulations and Specifications” guidelines as approved by the Association. **Furthermore, homeowners are required to obtain the Board’s approval prior to making any exterior addition or changes including but not limited to building light fixtures, landscape lights, storm doors, deck screening, and/or enclosing the deck, windows, doors, satellite dish, patio floor and any landscape alterations.**

With this in mind, the “Regulations and Specifications” as approved by the Board include the following:

DECK SCREENS – Homeowners can screen only their upper deck. The screens must be installed so that:

- The color, style and installation of the screen is consistent with the other “screened in” decks within the Association. **The color of the screening should be black or dark charcoal.**
- they can be removed for repairs etc,
- the screens are on the interior side of the vertical slats,
- the screens do not impede the Association’s ability to maintain the buildings’ exterior siding, deck, gutter, downspouts or roof.

You may not install drapes, shutters or blinds on the exterior or interior side of the screens. However, you will be allowed to hang seasonal blinds as long as they are a dark color similar to the stain on the deck.

DECK STAIN – Homeowners should plan to re-stain their decks every 2 –3 years, or as needed, with Sherwin Williams, French Roast, 6069 Latex Exterior Flat Stain.

BUILDING FIXTURES

Front entry, Garage, Patio, and Deck lighting fixtures are required to be replaced with the following fixtures:

For the porch and garage - Kichler – Black - #9655

For top deck and bottom patio – Kichler – Black #9650

Where to purchase - Horton's Lighting
15846 Wolf Road
708-403-9172

- Homeowners must use only **WHITE LIGHTS** in their fixtures. Max 60 watt bulb.
- An indoor timer for your porch and garage lights is recommended, but not required. They can be easily installed at your front door switch plate. A number of homeowners suggested that we follow a [Dusk to 10:00 p.m.] schedule.
- Homeowners who do not comply with the recommended fixtures and guidelines, will be required to remove their light fixtures and replace them with the correct board approved exterior light fixtures.
- Should the selected product lines change or be discontinued, the Committee will re-select the fixtures.

LANDSCAPE FIXTURES

Our black landscape fixtures have been discontinued. The board is open to suggestions on replacement fixtures. It is our hope that units with fixtures be uniform across the neighborhood.

- Installation of landscape lighting is **VOLUNTARY**. However, the Board must approve the placement of landscape lighting. Therefore, homeowners are required to complete the “Request to Make Exterior Alterations or Additions” form and submit to the Board for approval. The landscape lights must be black.
- Homeowners that have landscape lights that were installed prior to April 2002 are not required to remove their existing fixtures unless the following occurs: 1) their fixtures are not being properly maintained and/or are damaged, 2) they want to install new landscape lights, or 3) they are selling their unit.

Install a Satellite Dish

Please describe or draw where you are planning on installing the dish. In addition, please attach your contractor's "Proof of Insurance" confirming that he/she is insured.

Homeowners that want to install a satellite dish must install them according to the following specifications:

- **ONLY ONE SATELLITE DISH IS ALLOWED PER TOWNHOUSE UNIT.**
- Before a satellite dish can be installed, written approval from the Board of Directors must be received and **a deposit is required** (see below).
- The dish should be placed in an inconspicuous location such as on the building (by the chimney). The dish should be situated so as not to interfere with landscaping efforts or the ability to maintain or repair the siding, hardie board (stucco) deck, roof, gutters or downspouts.
- **No holes should be drilled in the stucco, siding or bricks.** Any wiring should be inconspicuous. Loose wiring on the ground should be buried.
- Any deviation from the above specifications may result in a dismantling and removal of the satellite dish by the Association without notice. All costs of removal and restoration shall be paid by the owner. The Association reserves the right to levy a continuing and daily fine for each and every day an unauthorized satellite dish shall remain on the premises after the owner has been notified to remove it, or advised to re-install the dish in conformance with the rules and regulations. The fine shall be set by the Board of Directors in accordance with the approved guidelines.

In addition, you are required to remit a deposit payment of \$200.00 (revised 6-23-16). The payment should be made payable to the Association and submitted to Advanced Property Specialists Inc. before approved installation.

In the event a unit is for sale by owner or heirs of the original owner; the new owner(s) does not want the existing Satellite Dish for their TV reception, then the Satellite Dish must be removed including all wiring. Any and all expense above the current deposit is the seller's responsibility. Prior to removal your management company must be notified in writing to make arrangements for this removal. If the unit is sold and the satellite dish remains on the unit, then it will become the responsibility of the new homeowner(s) to maintain and remove it if necessary.

STORM DOORS – Homeowners that want to install a storm door must select:

- A **Full View** clear glass door with a bronze lever doorknob. (*Security doors, louvered windows, half panel doors, paneled windows and etc are not acceptable*)
- A Larson **Full View** Screen Away storm door – *Storm doors with a disappearing retractable screen that offer the beauty of a clear view with the convenience of ventilation –with aged bronze accents. *Larson storm doors are available at Menard’s or Lowe’s.*
- An Anderson 3000 Series –A **Full View** Self-Storing with slide insect screen has also been approved.
- *Because of the fading of the brown doors we ask that when you replace your storm door you follow the suggestions below:*

Black storm door with aged bronze accents for the gray buildings

White storm door with aged bronze accents for the white buildings

Almond or cream storm door with aged bronze accents for the cream buildings

**Please match your neighbor’s door color if it complies with the above paragraph.*

- *Glass is to be clear and Low-E glass is approved. Glass style may be plain or the Arched Double Bevel etching.*
- *Handles – The French Curve Lever*
- *No wood dividers are approved on doors or windows.*
- *Hint: A coating of car wax helps clean & protect the finish*

Front Doors

- *Door design must be same color as original door with no windows*

Furnaces

- *If replacing with an energy efficient unit, the venting must exit through the existing furnace vent on the roof. Written approval is required from the Association prior to installation.*

Installing New Casement Windows

MUST BE PREAPPROVED

- ***Please request vendor's insurance showing the owner and association (Cambridge Pl. of Orland Park) as additional insured. This Certificate of Insurance must be forwarded to our management company.***
 - *Must be Aluminum Clad Exterior or vinyl (suggested- ClimateGuard Vinyl).*
 - *Aluminum or vinyl exterior color in Dark Brown or Bronze (provided it is a dark brown in color.)*
 - *Low E glass double paned*
 - *Casement Windows*
- * *Companies that residents have used:
Please see neighborhood vendor list*

Garage Doors

- *Color must match siding or stucco*
- *Must be solid vinyl*
- *Design same as original door*
- *No windows or raised panels*

Though we have provided you with the approved Regulations and Specifications, you are still required to obtain the Board's written approval before you commence any repairs, installation or maintenance around your unit. Failure to obtain the Board's approval may result in a fine and/or the removal or replacement of garage door.

To obtain the Board's approval, please complete the attached request form and return the form to:

**Advanced Property Specialists Inc.
25885 S. Ridgeland – Suite 6, Monee, IL 60449
(708) 532-4600**

