

**THE KNOLLS CONDOMINIUM HOMEOWNERS ASSOCIATION
ARCHITECTURAL OVERVIEW**

ARCHITECTURE

All alterations to the exterior architecture or the interior structure require the prior written architectural approval by the Board of Directors. All architectural applications must be made in writing. No outside shutter, screen, blind, drape or appurtenance shall be constructed, permitted or maintained without the express written consent of the Board of Directors.

A. Screen/Security Doors

1. Screen/security doors must be black or brown in color.
2. Screen/security doors must be constructed of high quality aluminum or steel.
3. Screen/security doors must be maintained by the homeowner and kept in 100% condition.
4. The Board reserves the right to require removal or repair of a screen/security door.

B. Windows & Screens

1. No outside blinds are allowed on The Knolls units. If protection from the sun is required or desired, solar reflecting material only in smoke or copper color may be installed on the windows subsequent to prior written architectural approval. No silver solar reflecting material is allowed.
2. Window coverings must be of a neutral color only, i.e., white, beige, or light tan only without patterns.
3. Owners are responsible to keep windows and window assemblies in good working condition. All broken/cracked glass must be repaired immediately. All worn or torn screens to be replaced immediately.
4. All window screens missing, needing repair, or loose must be repaired and/or replaced by the owner.

C. Fences, Balconies, Patios

1. Potted plants may continue to set directly on patio slabs and balcony floors providing they are in pots with saucers under them to catch the drainage water. In addition, saucers must have adequate space underneath to allow for sufficient air circulation of the decking material, placed on plant stands, or hung from the ceiling inside the patio or balcony enclosures. Failure to comply will result in owners being financially responsible for repair of all damages caused directly or indirectly by the plants plus monetary penalties being assessed for each non-compliance in accordance with the Enforcement policy.
3. No towels, clothing, blankets, etc., shall be permitted to hang over fences or balconies.
4. No unsightly items are allowed on balconies or patios that can be seen from ground/street level or from another unit, i.e., refrigerators, mattresses, unused lumber, etc.

D. Satellite Receivers

1. In accordance with FCC regulations, qualified satellite receivers, i.e., satellite dishes of one (1) meter or less in diameter are permitted inside the owner's unit or exclusive use common areas appurtenant to the owner's separate interest, however, prior to or simultaneously with said installation, the owner of the unit shall execute a copy of the Architectural Standard for Satellite Dishes, which is available by request through Management, and provide a signed copy of same to the Board of Directors.

Installation of satellite receivers is strictly prohibited on any part of the Association common area.

LANDSCAPE

- A. The landscape areas are for our visual enjoyment as well as for enhancing the value of our investment at The Knolls. Any damage to the common area landscaping (i. e. running over plants, breaking of tree branches, light fixtures, etc.) should be reported immediately in writing with complete details to Management, A notice of violation will be issued to the party responsible for the damage. We all want our complex to look its best and will not tolerate damage and destruction of plants and facilities. Repairs or replacements will be made at the expense of the responsible owner, to include damage made by dog waste.
- B. Maintenance of the common area will be performed by the Association, modifications, additions or changes to the common area landscaping by residents are strictly prohibited.

To request an architectural application please contact the management company at: The Knolls Condominium Homeowners Association, c/o Professional HOA Consultants, 8181 Mission Gorge Road, Suite E, San Diego, CA 92120-1600 or call: 619-229-0044.