
Prairie Hills
Town Home
Association



Architecture Committee Style Guide

03.12.2021

Renovation Policy - from Prairie Hills Declaration

What items require HOA approval

From Article X

10.01 Limitations. A Unit Owner may make improvements or alterations within his/her Unit; provided, however, such improvements or alterations do not impair the structural soundness or integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. A Unit Owner may not change the exterior appearance of a Unit or any portion of the Common Elements (including Limited Common Elements) without obtaining the written permission of the Association Board of Directors. This limitation as to the exterior appearance shall not prohibit the construction by a Unit Owner of a patio or deck attached to an Owner's respective unit so long as the plans and specifications (including, but not limited to, size, location, type of material, and design) for such patio or deck have been approved, in writing, by the Association prior to commencement of construction. Any improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of other Units and Limited Common Elements or the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.

Unit definition from Article III

A Unit in the Condominium shall include:

- (1) One or more contiguous or non-contiguous cubicles of air, including the perpetual right of ingress thereto and egress therefrom. The exterior boundaries of the cubicles shall be the vertical planes of the unfinished interior surfaces of the perimeter walls. The upper boundary of such cubicles shall be the horizontal plane of the unfinished lower surface of the ceiling of the highest story of the cubicle. The lower boundary shall be the horizontal plane of the upper face of the concrete floor in the lowest level of the Unit and the garages. Such cubicles of air shall include the attached garage space as identified on the Condominium Plat.
- (2) Any and all appliances and other fixtures contained in the Unit, which items may include, but not limited to, refrigerator, dishwasher, disposal, laundry equipment, range, compactor, cabinets, carpeting and floor covering.



(3) The following items serving the particular Unit although they may be outside the defined cubicle of air:

(a) All doors and windows, their interior casements, and all of their opening, closing, and locking mechanisms and hardware;

(b) All wall and ceiling mounted electrical fixtures and recessed junction boxes serving them;

(c) All floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them;

(d) All plumbing fixtures and the piping, valves, and other connecting and controlling materials and devices lying between the fixtures and main water or sewage lines to the lowest story of the Unit;

(e) The cable television outlet, if any, to the Unit and the junction box serving it;

(f) The individual furnaces or ducting, the radiator, and the piping providing heating to the Unit, and the controls for the heating system of the Unit;

(g) The air conditioning equipment and ducting providing air conditioning to the Unit, and the controls for the air conditioning system of the Unit;

(h) The lines bringing natural gas or similar fuel to the Unit, which lines extend from the utility meter to the boundary of the Unit; and

(i) The fireplace, if any, serving the Unit;

(j) The garage doors on the attached garage space, if any, included with the Unit;

(k) The partition walls dividing spaces located within a Unit;

(l) The drywall; and

(m) Any attic space adjacent to a Unit.

(4) Specifically not included as part of the Unit are those structural components of the building and any portions of the mechanical systems of the building, not specifically included in the Unit under (3) above, which lie within the cubicle or cubicles of air comprising the Unit. For purposes of this subsection, partition walls within a Unit shall not be considered structural components.

Front Entry Door



Color

Beige

Design

Half moon window, 4 panel door

Comment - all 4 units of Building 3150 have a different colored door from the other buildings. Owners in 3150 should match the association standard the next time they are replaced/changed.

BHW - review 3154 #1 color

Known Vendors

[Therma-Tru](#)

Back Entry Door & Porch Entry Door



Color

Beige

Design

15 panel single pane

Front Storm Door



Color

Sandstone

Design

Full view, single or double panel glass. Sliding screen on top portion ok.

Known Vendors

Larson Storm Doors (available at Menards and Lowes)

- <https://www.larsondoors.com>
- <https://www.menards.com>
- <https://www.lowes.com>

Andersen windows and doors (available at Home Depot)

- <https://www.andersenwindows.com/windows-and-doors/>
- <https://www.homedepot.com>

Back Storm Door & Porch Storm Door



Color

Sandstone

Design

Full view, single or double panel glass. Sliding screen on top portion ok.

Known Vendors

Larson Storm Doors (available at Menards and Lowes)

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Garage Door



Color

Sandstone

Design

5X8 panels

Manufacturer

[Amarr](#)

Known Vendors

[Garage Door Pros](#)

[Madison Overhead Garage Door Services](#)

[Meinholz Overhead Door](#)

[Overhead Door Company of Madison](#)

[Precision Overhead Garage Door Service](#)

Not an exhaustive list. Please contact Association via management company (Bruner) with planned garage door repair or replacement.

Garage lettering



Color

Black

Design

5 inch lettering is the standard for numbering (some units currently have 6in, others have 4in). Horizontal display centered above the garage door. Building number and then a space and then unit number. Do not include a # symbol or apt before the unit number. For units with a brick face that do not have sufficient space on wood above the door the lettering should be displayed on the brick, centered above the door.

Exterior Paint Brick Mold



Color

#750C-3 Sandstone Cliff Flat Exterior Paint and Primer in One - Flat or Semi Gloss

Vendor

[Behr - available at Home Depot](#)

Light Above Garage



Color

Soft white light - not green, blue, red, seasonal, other.

Design

Size: BR40 preferred, BR30 okay

Type: LED preferred, compact fluorescent or "traditional" filament okay

Known Vendors

Many. Association may offer to replace for units. Owner permission required.

Light Above Front Door



Color

Soft white light - not green, blue, red, seasonal, other.

Design

Size: BR30 preferred. Any soft-white bulb that can fit okay.

Type: LED preferred, compact fluorescent or "traditional" filament okay

Known Vendors

Many. Association may offer to replace for units. Owner permission required.

Light Outside Back Patio and Back Porch



Color

Soft white light - not green, blue, red, seasonal, other. LED ok.

Exterior Windows

Note - Board approval required. Send vendor and scope of work to property management.



Color

White frame and grill, non-tinted glass

Design

French windows - 9 box on top, sliding pane on bottom. Single hung (58in X 28.5in or 70in X 28.5in) (9 light grill), twin single hung (58in X 58in or 70in X 58in) (2, 9 light grills) and casement windows (40in X 22in) (8 light grill).

Known Vendors

[Sunrise Windows and Doors](#). Installed by [Thebco](#), estimate \$10,000 for all windows