

**THE OASIS AT GAINNEY RANCH CONDOMINIUM ASSOCIATION**  
**STANDARDS**

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## THE OASIS AT GAINNEY RANCH

### APPROVED SUN CONTROL DEVICES

All sun control devices, not provided by the builder as a standard, require Gainey Ranch Architectural Committee approval prior to any construction or installation. Additional information regarding submittal/approval can be obtained at the Gainey Ranch Community Association office. No other sun control devices are approved.

- I. **FIXED AWNINGS** are reviewed on an individual basis. Awnings over square or rectangular windows must be in the shape of the window. Valances, if used, must be straight (not scalloped) at the bottom and edge binding must match the awning color.

Approved Fabric: Sunbrella  
Approved Color: Mocha #4616  
Approved Frame: Bronze

Fixed awnings are constructed of fabric stretched and wrapped over a painted metal frame, which is permanently attached to the exterior wall.

- II. **RETRACTABLE AWNINGS** are reviewed on an individual basis and will be approved only for restricted locations based upon architectural compatibility as determined by the GRCA Master Architectural Committee. Valances, if used, must be straight (not scalloped) at the bottom and edge binding must match the awning color.

Approved Fabric: Sunbrella  
Approved Color: Mocha #4616  
Approved Frame: Bronze

Protective metal hoods as required will be painted to match the adjacent stucco color. No conduit or junction boxes may be exposed on the building exterior.

- III. **SUNSCREENS** are reviewed on an individual basis.

A. **Fixed Screens**, including the frame and hardware, are constructed out of bronze finished anodized metal to match the window frame. The approved screen color is bronze.

B. **Retractable Screens** must be bronze or beige in color and only allowed on the rear elevation. Retractable sunscreens will be track-mounted flush against the building within ½" of the window frame and all hardware will be concealed in a protective box matching the color/finish of the building exterior. No conduit or junction box may be exposed on the building exterior.

- IV. **UMBRELLAS**, Deck and patio umbrellas must be kept in good condition. Fabric may not display graphics of any kind. Fabric colors that are highly contrasting to adjacent buildings or highly contrasting multi-colors are not permitted.

- V. **RETRACTABLE ROLLING SHUTTERS** are reviewed and approved on an individual basis prior to installation. Shutters must be track-mounted and constructed of pre-painted (baked enamel) slats. Slats and hardware must be housed in a protective box installed directly above the window or door. Box and all other hardware must be painted to match the exterior color of the building. No conduit or junction boxes may be exposed on the building exterior.

Approved Materials: Double-walled PVC Vinyl or  
Aluminum Slats  
Approved Colors: Beige or approved equivalent  
Location: Windows or Door specifically approved

VI. **GLASS TREATMENT**

- a. **STAINED/COLORED GLASS** will be reviewed on an individual basis for color, design and location.
- b. **TINTED GLASS** will not be allowed beyond that which has been provided by the original installation of the builder.
- c. **NO REFLECTIVE MATERIALS** including but not limited to aluminum foil, reflective screens or glass, mirrors or similar type items, are not permitted to be placed on the outside or inside of any window or door.

**THE OASIS AT GAINNEY RANCH  
STANDARD FOR  
FRONT ENTRY LOCKS**

The following front entry hardware will fit the existing holes in your front entry door and is the only approved hardware for replacement locks and handles for The Oasis community.

**Hardware:** Schlange Accents  
**Style:** Ashcroft  
**Finish:** Bright Brass or Nickel

Approved: 12/2005

**OASIS SPECIFICATION SHEET  
FOR THE  
UNIT NUMBER PLAQUE**

Address numbers must be painted and fired on a 4"x8" colored tile and the tile should match the building stucco color.

The numbers are approximately 2.25" x 2.50" in size.  
The color of the numbers is call Bayberry.

The tile should be installed on the building approximately 50-51 inches from grade.

## OASIS SECOND STORY DECK MAINTENANCE PROGRAM

Realizing the importance of maintaining the large second story decks that function both as a patio and a roof to the unit below in a water tight condition, the Oasis Condominium Association has adopted a maintenance program covering the second story patio decks at the following 23 units:

202, 204, 205, 208, 210, 212, 214, 215, 218, 220, 221, 224, 225, 228, 230, 232, 233, 236, 238, 239, 241, 244 & 245

These patios either have the standard waterproofing membrane surface. The following is the maintenance program that applies to the above listed tile and membrane decks:

### A. TILE DECKS

At six (6) month intervals the Gainey Ranch Community Association (GRCA) maintenance staff will inspect each deck for cracked, broken or loose tile and grout or any conditions allowing water to migrate through the deck. Conditions of the decks will be noted and appropriately documented and a copy of the inspection report will be mailed to each owner. The Association will put the affected owner on notice regarding any maintenance requirement and make immediate arrangements to have the appropriate repairs or replacements made. The work will be performed by a competent licensed contractor and each homeowner will be invoiced at the GRCA's cost, including the cost of the inspection.

It is important each owner of a tile deck perform certain maintenance on a strict routine basis in order to prevent water penetration and failure of the deck. The following maintenance activity is intended to mitigate each tile decks owner's exposure arising from his or her responsibility for any damage to the deck caused by water migrating through the tile surface.

1. Cracked, loose or broken tile must be removed, the membrane surface checked for any penetration or pin holing and lastly reset the tile in a waterproof bed and mortar system. No broken or cracked tile can remain as part of the deck after repairs.
2. Since grout is a porous material, it must be sealed periodically on an as needed basis, with a water resistant solution. There are a number of commercial products available for this process which can easily be applied with a brush, like paint.
3. Cracked, loose, porous grout must be repaired or replaced with a moisture resistant mortar. The water proof membrane should be checked for penetrations r pin holing and repaired prior to repairing or replacing tile and/or grout and sealed with a water resistant solution.
4. The perimeter edges of the tile deck floor where the surface interfaces with the stucco wall should be caulked on a regular basis with a HIGH GRADE urethane elastomer caulk.
5. Windblown leaves, trash, etc., must be removed and the deck swept and cleaned on a regular basis.
6. The drains must be cleaned and free of debris at all times and flushed on a regular basis.
7. Patted plants, trees, etc., should be moved occasionally to prevent eventual deck damage. A raised dolly may be required to move any large pots.

B. **MEMBRANE DECKS** (decks without tile surface)

The GRCA maintenance staff will inspect each deck annually for breaks, tears, wear spots, rips, or any conditions allowing water to migrate through the deck. Conditions of each deck will be noted and appropriately documented. Any standard membrane decks that require repairs or replacement of the water proofing material will be scheduled for repair and the owner will be notified. The cost of such repairs and inspection will be the responsibility of the Oasis Condominium Association. However, the owner shall be responsible for the cost to repair if the damage was caused by the owner's negligence or such owner's family members, tenants, guests or invitees. The owner is also responsible for the following good housekeeping practices which play a major role in preventing water penetration problems and failure of the deck.

1. The decks should be washed down on a regular basis using a mild detergent and warm water.
2. Windblown leaves, trash, etc., must be removed on a regular basis.
3. The drains must be kept cleaned and free of debris at all times and flushed on a regular basis.
4. Potted plants, trees, etc., should be moved occasionally to prevent deck damage. A raised dolly may be required to move any large pots.
5. All patio furniture must have rubber skids in order to prevent damage to the membrane.

C. **TILE AND MEMBRANE DECKS**

Both the tile and standard membrane decks will be inspected biannually by a qualified deck and water proofing consultant. The consultant will provide insight into any premature membrane failure, the cause of such failure and describe how to economically make repairs. The consultant will identify possible chemical or environmental changes that may affect the deck and provide imperative information in planning for repair and replacement budgets. The biannual deck inspection by the consultant will be at the cost of the Oasis Condominium Association.

APRIL 1995

**THE OASIS CONDOMINIUM ASSOCIATION  
AT GAINNEY RANCH  
STANDARD FOR GUTTERS AND DOWNSPOUTS**

1. Gutters and downspouts for the Oasis at Gainney Ranch community must be unobtrusive and individually designed for each unit using the standard approved details. The downspouts must be a square shape with a smooth surface and located on the corners of side or secondary elevations, not on the front elevation. They may also be located at concave corners. The downspout must extend vertically, or in some other approved manner and discharged water must not cause erosion or a nuisance to the existing or neighboring properties. The gutter profile needs to be flat (not curving) to match the existing fascia design.
2. All proposed gutters and downspouts are considered as an add on installation and will be reviewed and approved on an individual basis.
3. A complete elevation plan must be submitted showing the location of the gutter and downspout on each individual residence and will be reviewed on an individual basis.
4. All installations must use the standard gutter and downspout details, colors, materials and finishes. No corrugated metal will be approved. All support brackets must be blind mounted. Homeowners are responsible for overseeing the installation to confirm full compliance with this standard.
5. The color of the gutter and/or downspout will be determined by matching the surface it is mounted to. Gutters and downspouts will have a primer and rust-inhibiting paint of a semi-gloss or flat finish.
6. Gutters and downspouts must be kept in a clean, neat, properly painted and in good repair at all times.

Approved: 4-14-95

## THE OASIS AT GAINNEY RANCH CONDOMINIUM ASSOCIATION

### ARCHITECTURAL CONTROL RULE

Pursuant to the authority granted to the Board of Directors by Sections 1.07, 5.11, 9.18 and 9.19 of the Condominium Declaration, the Board hereby adopts the following Rule regarding Architectural Control:

#### Accessories – Common Elements:

In order to allow Owners to improve the environment and appearance of the Common Elements adjacent to their Unit, the Board will allow certain accessories to be placed upon the Common Elements with the following limitations:

- A. No pots, statues, sculptures, hoses, hose containers or other decorative items may be placed in front of or adjacent to garage doors or on common area ground landscaping.
- B. The front entrance of every unit may have up to two (2) natural clay pots and a door wreath. No plastic, wood, rubber, simulated clay, metal or other type of pot may be used at the front entrance. The *front entrance* includes the landing and wall next to the front entrance. Pots and wreaths displayed shall not be highly contrasting to adjacent buildings/structures or contain highly contrasting multi-colors. The size and shape of the accessories must be in scale with and visually relate to the surrounding area.
- C. No accessories shall be installed or placed on the patio wall facing the Gainey Ranch Golf Course. *Accessories* include, but are not limited to, pots, plants, candles, statues, sculptures and other decorative items. Units with patio walls facing the golf course include units #125 through and including #144.
- D. Pots placed on rear yard patio walls (other than the golf course walls) are subject to approval by the Oasis Board or any committee established by the Board for that purpose.
- E. All pots and wreaths are subject to approval by the Oasis Board or any committee established by the Board for that purpose. Such pots and wreaths may be installed without prior approval by the Board, but a photo shall be submitted to the Architectural Coordinator within ten (10) days of installation, together with an Application Form. No review fee will be charged.

PARKING

1. Pursuant to the Oasis Homeowners Association Declaration, Article I, Section 1.07 “Association Rules” the Oasis Homeowners Association is granted the right to adopt rules and regulations. The adopted rules and regulations may cover any aspect the Oasis Homeowners Association’s rights, activities and duties provided said rules and regulations are not inconsistent with the provisions of the Oasis Declaration.
2. The Oasis Homeowners Association Declaration, Article IX, Section 9.05 “Parking and Use of Garages/Visitor Parking” states that “except for temporary parking, no parking is allowed on the driveway except as permitted by the Association.” This intention is hereby further defined as follows:
  - A. Operable vehicles of guests and invitees shall be allowed to temporarily park on the driveway and also on the street whenever the driveway is already fully occupied. However, no overnight parking on the street shall be allowed except the two on street parking spaces located adjacent to unit #115 may be considered for overnight parking to accommodate any extenuating or hardship circumstances. Any such exception however must be approved by the Board of Directors upon registration of the vehicle with Gainey Ranch Security.
  - B. Overnight parking on the driveway by vehicles operated by residents is also not permitted. However, house guests and invitees may park on the driveway overnight on a temporary basis (not to exceed three consecutive nights) after first registering any such vehicle with Gainey Ranch Security. Whenever a vehicle registration to park on a driveway includes more than 3 consecutive nights, the Captain of security shall present the circumstances to the Board of Directors for possible approval to accommodate any extenuating or hardship circumstances.
  - C. Enforcement will be by the Gainey Ranch Community Association in accordance with the Master Association Rule, “Vehicle Parking Restrictions.”