



Rules & Reference Guide Adopted 2024

Prepared for the convenience of Strathaven of Worthington Condominium Association members by the Association's Board of Directors, this guide replaces the Rules and Reference Guide published in 2020. It is not a substitute for the Association's recorded governing documents. Its distribution is restricted to owners and residents of Strathaven of Worthington and it may not be used for any commercial purposes.

If the guide is inconsistent in any way with the Declaration of Condominium Ownership or the Bylaws of the Strathaven of Worthington Unit Owners Association (as amended), the Declaration & Bylaws take precedence.

Owners' Quick Reference

Strathaven of Worthington Condominium Association is managed by

Vaughan Group LTD (VGL)

6099 Riverside Drive, Suite 200

Dublin, OH 43017

(614) 889-6600

Kerri Anderson, Property Manager

kerrianderson@vgltd.com

Property Manager Cell #	(614) 408-3206
• After Hours Emergency*	(614) 579-6736
• Worthington Police (non-emergency)	(614) 885-4463
• Worthington Fire (non-emergency)	(614) 885-7640
• City of Worthington Robyn Stewart, City Manager	(614) 436-3100
• Report AEP Power Outage Online aepohio.com/outages/report	
• Report Other AEP Problems	(800) 672-2231
• To Report a Gas Leak or Odor Leave the house! Call 911 Then call Columbia Gas	(800) 344-4077

CALL 911 IMMEDIATELY FOR ANY HEALTH, POLICE OR FIRE EMERGENCIES

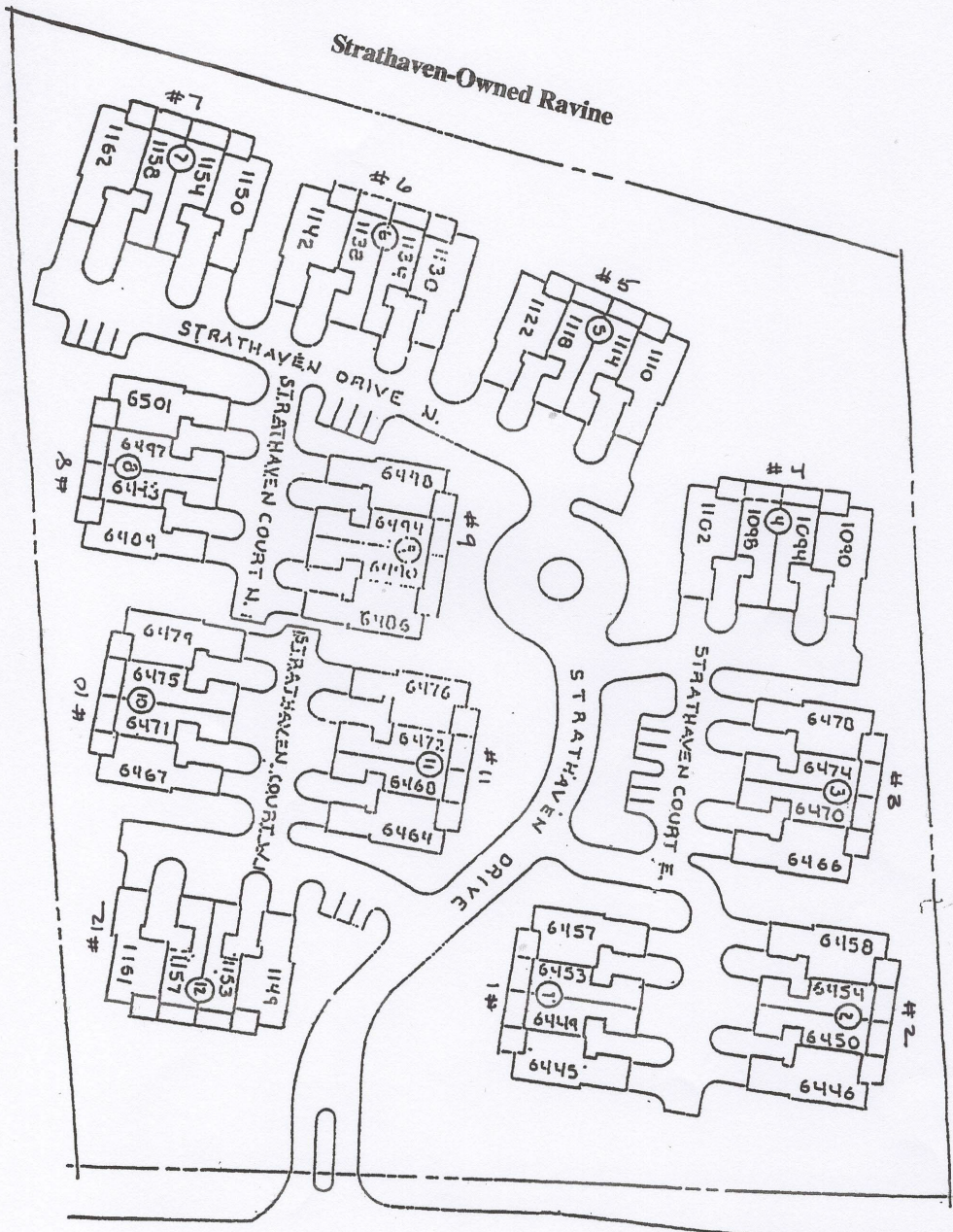
* Strathaven defines an emergency as a situation that poses immediate harm to an owner's unit, resolution for which cannot wait for the next business day. Some examples are storm damage causing major roof leaks, water intrusion causing flooding, the need for immediate repair to an entrance door following emergency rescue from police or fire. Calls to the emergency number that do not threaten immediate harm may be charged back to the owner at after-hours rates, as will any repairs that are a homeowner's responsibility.

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Route 161: Granville-Dublin Road

Site Plan of Strathaven/2130 West Dublin-Granville Road

Building numbers are located at the edge of each grouping.

The Elected Board of Directors of the Association

Per the bylaws of the Strathaven of Worthington Association, overall governance is the responsibility of a five-member board of directors elected by the membership. All owners or their spouses who occupy their units are eligible to nominate themselves for election to the board, provided they are in good standing with the Association.

There is a call for nominations each year prior to the Association's annual meeting, which is when the election is held. Board members serve staggered two-year terms, so that two directors are elected one year and three directors the next.

The board meets immediately after each annual meeting to elect its officers: President, Vice President, Treasurer and Secretary and an officer who serves at large.

The board meets quarterly to review and establish policy, adopt and publish rules and regulations, and take action necessary to comply with the Association's governing documents and Ohio law. The board develops an annual operating and reserve budget necessary to maintain common area buildings, landscape and infrastructure.

As the board of directors may change from year to year, owners may find a current roster posted within the resident portal operated by the Vaughn Group at [vglld.com/resident login](http://vglld.com/resident_login).

Among the board's responsibilities is its ability to delegate to a management company day-to-day operations that keep the Association running smoothly.

The Role of Vaughn Group Limited (VGL) in Property Management

Strathaven of Worthington has a long-standing working relationship with the Vaughn Group Limited (VGL), a professional property management company.

As provided by both the Association's Declaration and its Bylaws, the board is empowered to contract with a management company such as VGL to ensure effective maintenance, owner responsiveness, and reliable financial accounting.

At Strathaven, owners can rely on VGL for:

- ✓ Prompt, professional dispatch for maintenance concerns
- ✓ Accurate collection of fees and assessments
- ✓ Equitable rule enforcement
- ✓ Complaint resolution
- ✓ Enlisting the board's assistance when required

VGL also makes its maintenance team available to owners who must resolve repair issues at their own expense, and it provides cost estimates for such services.

There are two ways owners can reach out to VGL: contacting the property manager directly by phone or email or by logging on to the VGL resident portal.

Property Manager:

Kerri Anderson (614) 408-3206 or kerrianderson@vgltd.com

Resident Portal: vgltd.com/resident login

Association Finances

Association Membership

All new unit owners automatically become members of the Strathaven of Worthington Condominium Association at purchase.¹

The initial non-refundable, non-transferable capital contribution due at closing is equal to twice the current monthly installment of the annual operating assessment.

Annual Operating Assessment

The board of directors approves a budget in December each year that covers annual operating expenses and an appropriate contribution to reserve funds. It is assessed to members based on their percentage of ownership and is payable in equal monthly installments.

The property management company notifies members of the monthly installment for the coming year at the end of the previous calendar year.

Monthly installments are due on the first of the month. Members are encouraged to consider direct debiting, either through their own banks or through the VGL portal. Those who prefer to mail payments may request payment coupons. For complete payment procedure instructions please visit the VGL resident portal:

[vglltd.com/resident login](http://vglltd.com/resident_login)

¹ Article I, Section 2
Bylaws of Strathaven of Worthington Condominium Unit Owners' Association

Special Assessments

The Association also has the authority to levy special assessments for any unanticipated expenses or costs.²

Insufficient Funds

Checks returned for non-sufficient funds (NSF) are:

- ✓ Assessed a \$45 handling fee
- ✓ Charged back to the individual's account
- ✓ Held until a replacement check is cleared for payment
- ✓ Assessed appropriate delinquency charges

Delinquencies

It is imperative that all assessments be paid in full and on time.

Delinquencies disrupt the Association's budget and have an adverse effect on maintenance, property values and resale.

To ensure that the Association fulfills its governing mandate to impose and collect assessments and other allowable charges in a fair and impartial way, the board adopted the following definitions and policies:

- Common Expenses
"Common expenses" refer to any amounts a member must pay to Strathaven of Worthington, such as annual assessments, special assessments, rules violation assessments, late fees, and any other fees, interest, or charges imposed.

² Article V, Section 2, Reserve for Contingencies & Replacements
Bylaws of Strathaven of Worthington Condominium Unit Owners' Association

- Common Expense Due Dates

Annual assessments are due on January 1 of the corresponding calendar year. For convenience, the annual assessment may be paid in equal monthly installments, each of which is due on the first of the month.

Unless otherwise stated, all other common expenses are due on the first day of the month following notice to a member of the obligation to pay. Any common expense unpaid by the due date grace period is considered delinquent.

- Delinquent Notices

Any payment due on the first of the month is officially delinquent after the 10th of the month. Delinquency notices are mailed at that time demanding full payment and assessing a \$25 late fee.

- Recurring Delinquencies

Members who are consistently delinquent may face the following penalties:

- ✓ The entire fee balance for the remainder of the calendar year may be due immediately & voting privileges may be suspended
- ✓ The account may be referred to an attorney, whose costs and the costs of collection will be a member responsibility
- ✓ A lien may be placed on the member's unit
- ✓ Should accumulated unpaid charges against the owner's account total \$1000 or more, the Association may begin a foreclosure action. All accumulated charges and the expense of the action, including court costs and attorney fees, are charged against the member's account.

The formal collection policy adopted by the Association is available on the VGL portal: [vglltd.com/resident login](http://vglltd.com/resident_login)

Insurance

The Association is insured as required by its Declaration of Condominium Ownership.³

Insuring the interior of a unit, its contents, personal property and all other potential individual liability is the responsibility of the unit owner.

Strathaven of Worthington purchases its insurance from the State Farm Insurance Company.

Our agent, Gregg Rothermund, is located at 50 Northwoods Blvd, Columbus, OH 43235. His phone number is (614) 436-9015.

Your individual insurance should be coordinated with the Association's policy. Please contact Greg Rothermund's office for all coordination of coverage questions.

Book of Mortgages

Strathaven of Worthington is required to keep current mortgage information on all units on file. The Vaughan Group maintains the mortgage book and periodically mails update requests to owners.

Association Census

Strathaven of Worthington is required by Ohio law to maintain a residential census, which is kept on file and updated periodically by the Association's property manager.

³ Section 12, Item A, Insurance & Reconstruction, Declaration of Condominium Ownership

Owner Responsibilities

Governing Documents

At purchase, all owners are provided with a copy of the Strathaven of Worthington Declaration of Condominium Ownership & the Bylaws of the Strathaven of Worthington Condominium Unit Owners' Association. They are the Association's governing documents and all owners should familiarize themselves with them.

As provided in the governing documents, the Board of Directors has the authority to adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of unit owners, occupants and their guests, including penalties for infractions.⁴

When rules are broken owners receive a request for compliance. If no action is taken, an enforcement letter is mailed and a \$25 penalty is assessed. If a second letter is required the added penalty is \$50; a third letter & the added penalty is \$75.

The board has adopted a formal enforcement policy, which is available at vglltd.com/resident login. The policy is automatically made available to an owner anytime enforcement beyond a third letter is necessary.

Enjoyment of Common Areas

The common areas of Strathaven of Worthington, which can generally be defined as any area beyond individual owners' patios or decks, are for the sole and exclusive use, benefit & enjoyment of its residents, who are to use them as such areas are ordinarily used. In addition:

⁴ Article II, Section 8, Powers, Item F
Bylaws of Strathaven of Worthington Condominium Unit Owners' Association

- ✓ Residents must keep the common areas clear of all personal and ornamental items, including seasonal decorations & plantings.⁵
- ✓ No type of laundry may be hung or exposed in any common area or facility
- ✓ No resident may obstruct the common areas, nor store items in them. Lounge chairs, barbeque grills & children's toys and playpens must be confined to balconies, decks & patios, along with any strollers or baby carriages that are not in use.

Enjoying Limited Common Areas

Front and back unit patios, as well as the decks at the rear of units that border the ravine, are considered limited common areas. They should be enjoyed in the usual manner, with due consideration & courtesy toward neighbors, and kept neat, clean, free of weeds, dead plants or plant debris & overgrown plantings, and in good repair.

Grills and furniture manufactured for outdoor use may be kept there, but these areas may not be used for storage. Prohibited storage includes, but is not limited to, boxes, bicycles or motorcycles & gardening tools.

All provisions of architectural control, as noted below, apply to the limited common areas.

Architectural Control

Unlike single home ownership, condominium ownership requires compromises as to the individuality of a single unit. For that reason, the governing documents prohibit any modifications, changes, additions or improvements to any common elements or to the exterior of any building within the Association.

⁵ The only exception to this rule is a single wreath below the garage address plate at winter holiday time & winter holiday lights from December 1 through January 15.

Further, no owner may make modifications, changes, additions, or improvements to limited common areas, or within an individual unit, which may impair the structural integrity or change the exterior appearance or structure of an Association building.

Requests to modify an exterior or common element, to include adding skylights, may be considered by the Board of Directors. A *Request for Exterior Modification* form is available at [vglltd.com/resident login](http://vglltd.com/resident_login).

Approvals are issued in writing on behalf of the Board of Directors.

The green space behind units bordering the Association's ravine, and the ravine itself, are part of the Association's common areas, and owners may not modify these areas in any way, nor install yard art or other hardscape, without written permission from the Board of Directors.

Lawn Care

Strathaven's common grounds are professionally landscaped and maintained, and have the benefit of an irrigation system.

Building Exteriors

Owners may not:

- ✓ hang or display items of any kind on the interior or exterior of windows, on gutters or walls of the buildings, nor on fences or deck railings
- ✓ Affix signs, canopies, shutters or antennas to exterior walls or rooftops or to any other part of the buildings
- ✓ Install exterior fire pits, wood burning stoves or similar items
- ✓ Install water-powered sump pumps
- ✓ Display signs for any reason other than:
 - a unit's sale or rental, the sign for which may only be placed on the tree lawn adjacent to the unit's garage entrance
 - the achievement of a resident student athlete, the sign for which must be at ground level and consistent with others displayed

within the school district. The sign may only be placed on the lawn adjacent to the unit's garage entrance.

Owners may:

- ✓ Install a single flag mount on the garage exterior
- ✓ Install an approved awning above a rear deck or rear patio, following the guidelines that appear in this handbook's reference section and on [vglltd.com/resident login](http://vglltd.com/resident_login)
- ✓ Install a satellite dish after review of the satellite installation regulations and submitting the *Notice to Install* for approval. Both are available at [vglltd.com/resident login](http://vglltd.com/resident_login).

Doors, Windows, Skylights & Decks

Owners are responsible for the repair, maintenance, refurbishment and replacement of all doors and windows associated with their units, including overhead garage doors.

Original skylights, or skylights which replace originals and are installed by the Association, are maintained by the Association at a cost shared equally with an owner. Skylights installed by an owner, after approval by the board, are at the owner's expense, as is maintenance.

Storm doors are not required. However, when a storm door is installed or replaced it must be of the type that is considered "full view" and it must have a brown finish. Non-conforming existing storm doors have grandfathered approval. Beginning in 2014, owners who replace their storm doors with ones that do not conform to the full view standard will be required to remove and replace them with an appropriate door at their expense.

When patio doors or windows are replaced, the new doors or windows must be of the same type and finish as the original doors or windows.

When front entry doors are replaced, they may be wood, steel or fiberglass with a dark brown finish that closely matches the door that

was replaced. They may not include any glass and they must have an 8 or 6 panel design.

When overhead garage doors are replaced, they must be made of wood or steel, have the same panel pattern as originally installed doors, and must adhere to the requirements included in this handbook's reference section and posted at [vglltd.com/resident login](http://vglltd.com/resident_login). Also included are the refinishing requirements for existing overhead wood doors.

Per the Association's Declaration and Bylaws, ravine unit owners are responsible for the cost of painting, repairing and maintaining the wooden decks at the rear of their units. Side wall maintenance is an Association responsibility.

Pets

Residents who own pets may exercise them within the common areas provided that:

- ✓ Pets are kept on a hand-held leash no longer than six feet
- ✓ They are accompanied, under control at all times and walked a considerable distance from the windows and fences of units
- ✓ They are kept out of the gardens adjacent to the traffic circle
- ✓ Pet waste is picked up immediately & disposed of properly. If the Association must remove pet waste, owners will be assessed for the removal costs.

Animals may not be penned or housed on a patio or deck or balcony, or on any other portion of Limited Common or Common areas, nor may they be tied, staked, tethered, or chained. Authorities will remove any roaming or unattended animal.

Pet owners are also advised to familiarize themselves with Paragraph 11, Section E of the Strathaven of Worthington Declaration, which further

addresses pet policy. The Association also abides by Worthington City Code section 505.09 regarding pet disturbances.

Owners are solely and exclusively responsible for the action of their pets or the pets of anyone living with them or visiting them, including any injury to another person or pet. Owners will also be held responsible for the cost of repairing any damage to Association property, including the replacement of grass or shrubs or plantings.

Parking

Owners and residents are expected to park vehicles inside the unit's garage or in the drive immediately in front of the garage, as are guests staying longer than overnight. Guests who are visiting for a only a day or two may also park in designated visitor parking. Only two motor vehicles may park in front of a unit's garage at any time.

Any vehicle parked in an owner's drive or in visitor parking must be operable and uncovered.

A car is considered inoperable if it is on blocks, has rust covering more than 50% of its surface, has one or more flat tires, a broken window or windshield, a missing motor or transmission, extensive damage or damage that prohibits movement, or does not display any evidence of current motor vehicle registration.

Motor vehicles may not be stored on Strathaven property. Campers, boats, commercial vehicles, or recreational vehicles may not be resident on or parked overnight on Strathaven of Worthington property, to include owner drives.

A commercial vehicle is any vehicle displaying business signage or advertising, commercial equipment, or apparatus such as ladders or snow plows, or is licensed for commercial use.

Violating the parking rules may prompt the Association to have a vehicle removed. All associated costs, including towing and storage, are at owner expense.

Visitor parking is reserved for visitors, and owners or residents may not use visitor parking for routine overflow parking of their own vehicles. If guests choose to park in an owner's drive, the owner must ensure that his or her guests observe Strathaven parking guidelines.

Owners, residents and their guests may not park in areas labeled NO PARKING, nor in the cul-de-sacs at the edges of each court. The cul-de-sacs are there to provide the owners who adjoin them ample clearance as they back their vehicles out of their garages. ⁶

Property Damage

The costs associated with repairing any Strathaven of Worthington property damage caused by an owner, resident, guest, or their pets or their children, will be charged back to the unit owner in the form of an enforcement assessment. Damage to irrigation sprinkler heads located on the driveway edges of units will result in an assessment to the responsible owner.

Trash Collection

Local Waste Services, under contract with the City of Worthington, collects trash and recyclables at Strathaven on Fridays, unless a holiday schedule is posted. Trash containers must be kept indoors until 4 p.m. the evening before collection day. Empty containers must be retrieved and placed indoors by 6 p.m. on collection days. Acceptable trash containers are metal or extruded plastic with a hinged or otherwise

⁶ Rules governing parking are authorized by the Bylaws of Strathaven of Worthington and enforced consistent with Worthington City Code Chapter 351.

secured lid. Paper bags or open boxes are not acceptable trash containers, nor are plastic grocery or kitchen trash bags. Yard waste must be labeled as such.

Reporting

Residents are expected to call Worthington police whenever they witness suspicious or criminal activity.

Strathaven is a no-soliciting community, with a sign to that effect posted at the entrance. Solicitors may be asked to leave the Association's property and residents may use the non-emergency number for the Worthington police to request help in this regard.

To help reduce criminal activity in its immediate area, Strathaven does not allow residents to stage individual auctions, garage, yard or tag sales, nor serve as a collection site for online auctions or any other type of online advertising. The community does not participate in the annual Worthington "pre-cycle days."

Violations of the rules described in this document, or violations of the governing documents, should be reported to the property manager.

Safety

Owners and residents are responsible for their own safety and that of their children, their guests and their guests' children.

Children must not be allowed to play unsupervised within the common areas, and guests must be considerate of others.

Residents must keep their garage side lights & the light illuminating the unit address in working order, facilitating the work of police or rescue crews. Garage doors should be kept closed when owners are away or at night. Pedestrian garage doors should be closed and locked at night.

Street light outages should be reported to the property manager, using the identifying grid that appears in the reference section of this guide and which is also posted at **[vglltd.com/resident login](http://vglltd.com/resident_login)**.

Unit Sale or Lease

Once a unit is in contract, notify the property manager. Provide the name(s) of the new owners along with proper contact information, as well as the date the sale is expected to close. Once the sale closes, new owners must complete a census form, as required by law.

Sellers are responsible for providing copies of the governing documents to buyers at closing. Copies of these documents can be downloaded from the VGL portal: **[vglltd.com/resident login](http://vglltd.com/resident_login)**.

Strathaven does not permit posting a unit as an Air B&B, a Vacation Rental by Owner, or as any other transient rental. Owners may lease their units for a period longer than 30 days as long as the lease:⁷

- ✓ is made subject to the covenants & restrictions of the Strathaven Declaration of Condominium Ownership and Bylaws of Strathaven of Worthington Condominium Unit Owners' Association
- ✓ Includes the full name of the lessee(s) and all occupants and their personal cell and business phone numbers
- ✓ has the prior approval of the Board of Directors

Once approved, a copy of the lease and all tenant contact information is kept on file with the property management company.

Owners are expected to provide tenants with copies of the governing documents and to review this handbook with them.

⁷ Section 11, Item L, Rental of Units, Declaration of Condominium Ownership

Checklist of Maintenance Responsibilities

Elements		Association	Owner
Exterior building painting & color selection		•	
Fence and deck railing painting		•	
Wooden deck flooring painting			•
Patio fences & wooden gates: repair, replacement, and maintenance			•
Patios: repair and replacement			•
Wooden deck: repair, replacement, and maintenance			•
Road and sidewalk: repair and maintenance		•	
Roof shingles, flashing & downspouts		•	
Gutters		•	
Exterior Structural Maintenance, foundation walls, footing drains		•	
Streetlights, entry & center island lighting		•	
Light bulbs for Garage sidelights & lights illuminating street addresses			•
Common Element landscaping		•	
Mailbox and sign: repair and replacement		•	
Irrigation		•	
Interior maintenance, including walls, ceilings, plumbing, & electrical			•
Landscaping within patios (Limited Common Elements)			•
Unit window wells & covers: repair, replacement and maintenance			•
Heating & Air Conditioning systems			•
Gas, water, or sewer pipes serving one Unit and located inside the boundaries of the Unit			•
Electrical or telephone wiring serving one Unit and located inside boundaries of the Unit			•
Chimney	Exterior siding, exposed flue, flashing	•	
	Caps		•
Window frames, beading, glass, screens, storms, Unit Owner-installed skylights			•
Original, Association installed skylight maintenance is a shared cost 50% Association; 50% owner		•	•
Entry, sliding, storm & overhead garage doors & weather-stripping			•
B-style Unit pedestrian garage doors	Repair, Replacement & Maintenance		•
	Painting	•	
Snow & Ice Removal	Driveways & walks to patio gates	•	
	Patio, decks, stoops, and other Limited Common Elements		•

For more information on Association versus Unit Owner responsibilities, please refer to Declaration Section 8.

Please note: one of the two A-style Units in each building contains both the water shut-off valve for the Unit and the shut-off valve for the entire building. If you own an A-style Unit, please be sure to know the difference between the two, and let your neighbors know if the main shut off is located in your unit.

Water Shut-Off Valves by Building

There are 12 individual buildings of four units each that make up Strathaven of Worthington Condominiums.

For each of the buildings there is a main shut-off valve in one of the 3-bedroom “A” units. This valve turns off the water in each of the four units in the building.

Following is a list of the units that have the main shut-off valve for their buildings. If you own one of the units, please make sure you know the difference between the main shut-off and the shut-off valve that controls the water in only your unit.

Here’s how to tell the difference:

- ✓ Main shut-off: it’s in the basement located just inches from the floor
- ✓ Unit shut-off: it’s in the basement located over your head near the ceiling

Building 1: Unit 6457	Building 7: Unit 1150
Building 2: Unit 6458	Building 8: Unit 6501
Building 3: Unit 6466	Building 9: Unit 6498
Building 4: Unit 1102	Building 10: Unit 6467
Building 5: Unit 1122	Building 11: Unit 6464
Building 6: Unit 1130	Building 12: Unit 1161

You can find your building number on page 2 of this guide.

Strathaven Streetlamps - Identification Guide with Coordinates

Strathaven has 14 streetlamps, the maintenance of which is the responsibility of AEP. If you notice a streetlamp outage, please notify the Property Manager. For your convenience in reporting outages, the lamps may be identified as follows:

<u>Strathaven Court East</u>	X Coordinate	Y Coordinate
East 1: Adjacent to Unit 6445	1846891	761760
East 2: Adjacent to Unit 1090	1847020	762048
<u>Strathaven Court West</u>		
West 1: Adjacent to Unit 1161	1846538	761985
West 2: Adjacent to Unit 6479	1846643	762119
<u>Strathaven Court North</u>		
North 1: Adjacent to Unit 1130	1846737	762249
North 2: Adjacent to Unit 6501	1846583	762303
<u>Strathaven Court Drive</u>		
Drive 1: East Entry	1846660	761748
Drive 2: West Entry	1846605	761759
Drive 3: Adjacent to Unit 1149	1846612	761822
Drive 4: Strathaven West curb cut	1846695	761910
Drive 5: Adjacent to Unit 6457	1846798	761950
Drive 6: East Visitor Parking	1846850	762021
Drive 7: West side of Traffic Circle	1846815	762077
Drive 8: Adjacent to Unit 1102	1846870	762249 original
	1846875	762150 updated

*This lamp has both an original and an updated xy coordinate

Installing a Patio or Deck Awning

In keeping with Section 11, Paragraph D of the Declaration⁶, the Board of Directors adopted the following guidelines for Unit Owners who wish to install an awning. All awnings must comply with these guidelines and any other type of awning is prohibited.

Awnings must be installed above the rear deck or rear patio (the patio furthest from the front entrance to your Unit) only.

The awning must be purchased from Capital City Awning, 577 N. 4th Street, Columbus, OH 43215; (614) 221-5404.

The awning must be a lateral arm retractable awning with a straight cut, 8" valance, using a manual override motor with remote control.

The frame must be provided by SOLAIR PRO

in its Mocha color. The fabric must be provided

by Sunbrella in its Aspen color #4668

Outrigger or valance plus options are prohibited.

"A" Units must purchase one of the following two size options: 15' wide x 10'-0" out or 15' wide x 12'6" out; **"B"** Units must purchase one of the following two size options: 18' wide x 10'0" out or 18' wide x 12'6" out.

The proposed purchase agreement between Capital City Awning and the Unit Owner must be presented in hard copy to the Board for written approval before purchase is completed and before installation begins.

Board approval is only to assure uniformity to the above guidelines. The approved purchase contract is solely between the Unit Owner and Capital City Awning. The Association assumes no financial obligation for the installation, maintenance, repair, replacement, or removal of the awning.

All electrical work required for the operation of the awning is the responsibility of the Unit Owner.

⁶ Section 11, Paragraph D of the Strathaven Declaration states: "...no sign, awning, canopy, shutter, ... shall be affixed to or placed upon the exterior walls or roof or any part of the buildings without the prior consent of the Association ..."

Maintenance, Repair & Replacement of Overhead Garage Doors

All replacement, repair, and maintenance of overhead garage doors is the Unit Owner's responsibility, and the doors must never be neglected. While maintenance schedule timing is generally left up to Unit Owners, the Association may require a Unit Owner to act if a garage door is in visible disrepair or not functioning as intended.

WOODEN GARAGE DOORS

Overhead garage doors made of wood **are not permitted to be painted**. Garage doors must have a stained and sealed finish, which must be maintained.

A replacement wood door must be stained and sealed so that its appearance is as close to the original as possible.

The Association's property manager may offer names of suppliers who have helped others repair or refinish their overhead garage doors with satisfactory results. Such offers are not an Association or Management Company endorsement, and neither the Association nor the Management Company has responsibility for work performed by the suppliers or for contracts between them and Unit Owners or Occupants.

Redwood or Cedar Door

When an existing door is refinished, the following steps help ensure satisfactory results: use a palm sander to remove the old finish; apply hand sanding as necessary; scrape or use heat gun to remove old finish from grooved areas. Then remove residue using a vacuum or compressed air.

Two Finish options –

1. PPG ProLuxe Transparent Satin - Cetol® Log & Siding Wood Finish, Sheen - Satin, 078 Natural Color. Follow all manufacturer instructions for preparation and application. No stain should be applied to the door as the redwood and cedar doors will be naturally darker when finished. After finish is applied, the bottom panel seams must be caulked using clear exterior silicone to prevent rot.

OR

2. Sherwin Williams Minwax Helmsman 350 VOC Spar Urethane - Satin following all manufacturer instructions. No stain should be applied to the door as the redwood and cedar doors will be naturally darker when finished. After finish is applied, the bottom panel seams must be caulked using clear exterior silicone to prevent rot.

As needed, in one to four years, lightly sand the surface and re-apply 1 coat of the original product - PPG ProLuxe Transparent Satin - Cetol® Log & Siding Wood Finish, Sheen - Satin, 078 Natural Color or Sherwin Williams Minwax Helmsman 350 VOC Spar Urethane - Satin.

Pine or Fir Door

When an existing door is refinished, the following steps help ensure satisfactory results: use a palm sander to remove the old finish; apply hand sanding as necessary; scrape or use heat gun to remove old finish from grooved areas. Then remove residue using a vacuum or compressed air.

Finish options –

- 1) Apply two coats of Minwax “Early American” oil-based stain to the entire door. Do not apply other stain colors to any parts of the door as accent colors/highlights. Then apply two coats of
 - a. PPG ProLuxe Transparent Satin - Cetol® Log & Siding Wood Finish, Sheen - Satin, 078 Natural Color. Follow all manufacturer instructions for preparation and application. After finish is applied, the bottom panel seams must be caulked using clear exterior silicone to prevent rot.
OR
 - b. Apply two coats of Minwax “Early American” oil-based stain to the entire door. Sherwin Williams Minwax Helmsman 350 VOC Spar Urethane - Satin following all manufacturer instructions. After finish is applied, the bottom panel seams must be caulked using clear exterior silicone to prevent rot.

As needed, in one to four years, lightly sand the surface and re-apply 1 coat of the original product - PPG ProLuxe Transparent Satin - Cetol® Log & Siding Wood Finish, Sheen - Satin, 078 Natural Color or Sherwin Williams Minwax Helmsman 350 VOC Spar Urethane - Satin.

Wooden Replacement Doors Purchased with a Factory Finish

The manufacturer may provide pre-finishing. The manufacturers finish must match the Strathaven standards defined above.

Wooden Replacement Doors Purchased without a Factory Finish

The doors must be stained and sealed to the Strathaven standard.

When contracting for finishing or refinishing, please share the appropriate information (which will depend on the type of door you have) with your supplier. It is critical that they comply with these specifications and not vary the finish.

STEEL GARAGE DOORS

Overhead garage doors may be replaced with steel garage doors. The board has selected a door built by C.H.I. Overhead Doors.

<https://www.chiohd.com/homeowners/garage-doors/raised-panel>. The local distributor is Accurate Garage Doors. <http://www.accurategaragedoors.com/>.

If you opt for a steel door, the board- approved selected door is C.H.I. Overhead Doors Raised Panel, short, in steel, model numbers 2283, 2206, and 2216 in the color Cedar.

The steel door model numbers vary by the amount/type of insulation.

Model 2283 is rated R-9.65. Model 2206 is R-13.40 and Model 2216 is R-17.19. From the outside the doors will look identical. When the doors are installed, a rubber flashing will be placed around the door, as many of our doors currently have. All of the metal tracks will be replaced. The doors will also receive a new strip adjacent to the door surround that will need to be painted with the Sherwin Williams product used on the exterior of our buildings. VGL can be hired to do the painting. Accurate Garage doors will dispose of your old door and tracking.

The A units have an eighteen-foot garage door while B units have a sixteen-foot door. The doors will all be 8 panels wide. The panels on the A units will be wider than the B units, consistent with our current look. A unit doors will cost slightly more than B unit doors.

The address for Strathaven of Worthington Condominium
Unit Owner's Association is
2130 W Dublin Granville Road
Worthington, OH 43085

Homes within the Association are located in the
Worthington City School District and are served by:

Evening Street Elementary School
Kilbourne Middle School
Thomas Worthington High School

For Enrollment Information Please visit:
www.worthington.k12.oh.us