

Important information, please file for future reference

As our community ages additional items requiring maintenance or replacement surface. Maintenance and/or replacement of some of these items are the responsibility of the individual homeowner. Condominium guidelines are in place to approve any changes or deviation from the original items or colors installed when this community was built. Listed below are the items that are most commonly replaced and the basic specification required by Whispering Hills. If you are unsure about the acceptability of any particular item please contact the HOA office for clarification (845) 469-4018. The condominium has and will exercise its authority to require the removal of any item (at the individual homeowners expense) that does not meet condominium criteria.

EXAMPLES

- GARAGE DOORS:** All replacement Garage Doors must have a minimum of 1 ½” of polystyrene insulation or its equivalent between two layers of steel. The outside of the door must be white and paneled (See photo below) No windows or glass allowed.
- WINDOWS:** Must be at a minimum, Double Pane insulated. Must be white to the outside. Mullions (either 6 over 6 or 9 over 9 as is currently installed).
- SCREENS:** Window and Door screens are not required. All installed screens must be kept in good condition. Torn or broken screens must be repaired, replaced or removed.
- FRONT DOOR:** Front doors must be white to the outside.
- PAINTING:** If painting the Exterior of Front Doors, Garage Doors, Garage Door Frames, Older Wood Columns, Older original Decks or Fences, the Approved paint is (Benjamin Moore / Moore glow / Brilliant White)
- PATIO DIVIDERS OR DECKS:** All replacement Patio Dividers and Decks are Stained rather than painted if you require the specifications of the Stain for touch up please contact the HOA office at 469-4018.

