

**Rules and Regulations**  
**Council of Unit Owners of Cloister at Charles III, Inc.**

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***UNIT OWNER HANDBOOK***

***MANAGEMENT COMPANY***

Thornhill Properties, Inc.  
6301 N. Charles Street  
Suite 2  
Baltimore, MD 21212  
Main Telephone: 410-296-2877

Management Supervisor: Louis Panos

[lp@thornhillbaltimore.com](mailto:lp@thornhillbaltimore.com)

***EMERGENCY ONLY***

Nights, weekends: 410-337-2631

This Handbook has been provided and written in part by the Board of Directors and is intended to be used as a quick and helpful resource for present and future condominium owners. For additional detailed information, refer to the Condominium's Declaration, By-Laws, and Rules and Regulations provided to each owner. Clarification may be directed to the Management Company.

# CLOISTERS AT CHARLES III, A CONDOMINIUM

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# CLOISTERS AT CHARLES III, A CONDOMINIUM

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## I. PURPOSE

The purpose of the Association shall be to operate and maintain the Condominium for the benefit of the Unit Owners and to exercise the powers conferred upon it by the Act and Bylaws.

*The Board recommends that you become acquainted with the Covenants, By-laws and Rules which govern our community.*

## II. BOARD OF DIRECTORS

*Mission: To direct and govern all activities necessary to manage the Cloisters at Charles III, A Condominium, in the owners' best interests according to the Condominium Declaration and By-Laws.*

**Structure:** The Board of Directors (Directors) of the Association consists of not less than three (3) Directors, nor more than five (5) Directors, elected by the Unit Owners to staggered three-year terms. The Directors volunteer their time to this endeavor and receive no compensation. The Directors elect a President, a Vice President, and a Secretary/Treasurer to serve as the three officers of the Association.

*Reference Exhibit "B" Board of Directors listing and contact information.*

**Committees:** There is one (1) standing committee of the Board, the Architectural and Landscape Committee. The Committee's purpose is to maintain the community's "uniform appearance" from plants and landscaping to actual architectural and structural modifications.

**Board Meetings:** In addition to the Annual Meeting, held no later than September of each year, with a specific date to be determined by the Board of Directors, the Board meets on an as needed basis. From time to time, the President of the Association may call for a meeting when matters of importance arise which would affect the council of unit owners. If you wish to address a

# CLOISTERS AT CHARLES III, A CONDOMINIUM

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subject, please bring it to the attention of our Management Supervisor, preferably in writing (email is acceptable).

***Reference BY-LAWS of The Cloisters, Article 2-Council of Unit Owners; Article 3-Board of Directors; and Article 4-Officers, pages1-13 for additional detail.***

# **CLOISTERS AT CHARLES III, A CONDOMINIUM**

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## **III. THE MANAGEMENT COMPANY**

The Management Company and its designee(s) is charged with the day to day operation and maintenance of the Condominium, collection and enforcement of assessments (monthly fees and special assessments) and such other duties as the Board may assign pursuant to its authority to do so in the By-Laws of The Cloisters. All requests, questions, complaints, problems, concerns or suggestions and other matters relating thereto, must be initially made directly to the Management Company through its designee.

# CLOISTERS AT CHARLES III, A CONDOMINIUM

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## IV. GENERAL DEFINITIONS

**Unit:** The entire structure, including the deck and front porch.

**General Common Elements:** The portion of the condominium property not a part of the individual Units include parking areas, landscaping and the exterior of the unit which includes walkway to the units and steps, driveways, lawns, shrubbery (original community plantings only), trees in common areas only.

**Limited Common Elements:** The grounds surrounding the building are considered Limited Common Elements and deemed property and facilities for the use, benefit, and enjoyment of everyone. Although each unit owner has the right to exclusive use of these limited common elements, certain Rules and Regulations of the Condominium shall apply.

***Common Elements means all of the Property other than "Units," and includes both ""General Common elements" and "Limited Common Elements" (as defined in Declaration of Condominium, Article 3-Common Elements, page 7 & 8.***

# CLOISTERS AT CHARLES III, A CONDOMINIUM

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## V. UNIT OWNER RESPONSIBILITIES

Unit owners are ultimately responsible for ensuring that family members, renters, guests, and employees comply with all elements of the Condominium Declaration and Bylaws, including the Rules and Regulations established by the Board of Directors.

- All dues, fees and fines assessed by the Board of Directors must be paid promptly to avoid additional interest and late fees.
- No part of the Condominium Property can be used for any purpose except housing and common recreational purposes for which the property was designed.
- No industry, business, trade, occupation, or profession of any kind shall be conducted, maintained, or permitted on any part of the Condominium Property, except with the consent of all Unit Owners and the Board.
- Unit Owners are obligated to maintain and repair their own Units in accordance with the provisions of the condominium Declaration. Each Unit Owner shall keep his Unit in a good state of preservation and cleanliness; this includes the exterior and side-yard when applicable.
- Nothing can be done or kept in any Unit or in the Common Elements that will increase the rate of insurance on Condominium Property insured by the Association without the prior written consent of the Board. No Unit Owner can permit anything to be done or kept in his Unit, or in the Common Elements, which will be in violation of any law.

### Use of the Common Elements:

- There shall be no obstruction of the Common Elements nor shall anything be stored in the Common Elements.
- Nothing can be done in, on, or to the Common Elements that will impair the structural integrity of any Unit, or which would structurally change any of the Units. Nothing shall be altered, constructed in, or removed from the Common Elements, including trees, shrubbery or other natural or decorative vegetation not planted by the unit owner, except upon the written consent of the Board.



# CLOISTERS AT CHARLES III, A CONDOMINIUM

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- Common Elements shall be kept clear of trash, debris, and other unsightly materials, including cigarette butts.

## **Parking:**

- Unit Owners are encouraged to use their garages for their personal automobiles. This leaves space on the street and General Common Elements parking areas for delivery trucks, and the cars for visitors.
- Because of limited parking, boats, trailers, recreational vehicles, or any vehicle with a hauling capacity greater than one (1) ton may not be parked anywhere on the premises.

## **Pets:**

- According to the Baltimore County Animal Control Laws, when outside, dogs/cats must be leashed at all times, and animal waste must be disposed of properly by picking up and discarding solid wastes.
- Because the common areas are for the enjoyment of everyone, animal deposits must be properly removed. While walking your pet please be considerate of the grass, plant material and individuals who may be walking.

## **Garbage, Trash, and Large Items:**

- All garbage and trash are to be placed in and, preferably, stored in covered containers. The By-Laws dictate that trash is to be put out no earlier than the night before scheduled pick up. Everyone is asked to adhere to this requirement so that weekend visitors can enjoy our attractive community in the absence of trash containers along our street.
- Regular Trash Schedule -Monday
- Recycling Schedule -Thursday
- For more information regarding trash/recycling and related topics visit [www.baltimorecountymd.gov/solidwaste](http://www.baltimorecountymd.gov/solidwaste) or call 410-887-2000.
- Garbage and recycling container should be securely closed to assure that the community is not littered with trash, especially on windy days.

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## **Flowerbeds, Trees, and Shrubs:**

- Any Unit Owner wishing to plant trees or shrubs within the Common Elements must obtain written permission from the Board before doing so.
- No vegetable garden may be cultivated or maintained on the Common elements.
- The unit owner is required to submit a written request for approval of proposed Architectural or Landscaping plans to the Architectural and Landscaping Committee of the Board. Please use the *Architectural Modification Form* for architectural requests and the *Landscaping Modification Form* for landscaping changes. *Reference Exhibit C and D for copies of Architectural and Landscaping form.*
- *Please contact the property management company and the respective Committee Chair of the Architectural and Landscaping Committee to avoid any unnecessary expense or embarrassment. The Board sincerely appreciates your attention to this requirement.*
- The Management Company will record the request and forward to the Board for review.
- The Board will approve or reject the request in consultation with the Architectural Committee and notify the management company of their decision. The management company will notify the unit owner of the Board's decision in writing.
- The maintenance of any landscaping that is a modification approved by the Landscaping Committee of the Board is the Unit Owner's responsibility.

## **Maintenance:**

- The Board, via an independent agent, performs a periodic "walk-through" of the community to identify problems or issues, which may need attention. The purpose of the walk-through is to ensure that our community is well maintained and conforming to the established By-Laws and guidelines.

**Reference BY-LAWS of The Cloisters, Article 5-0peration of the Condominium, Section 5.13 (Maintenance and Repair), and pages 23-26 for be additional details.**

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## VI. CONDOMINIUM RULES & REGULATIONS

The Board of Directors of the Council of Unit Owners of Cloisters at Charles III, A Condominium has adopted the following Rules for the mutual benefit of the owners and occupant of the Units therein. These Rules may be modified from time to time by the Board of Directors as it deems necessary to promote the safety and welfare of the owners and occupants of the Units. The managing agent has been authorized and directed by the Board of Directors to uniformly enforce the Rules at all times. Any capitalized terms used herein shall be defined as set forth in the Declaration of Condominium of Cloisters III, A Condominium, unless specifically provided otherwise herein.

1. The sidewalks, paths, driveways and other areas for use in getting to and from Units and/or Common Elements shall not be obstructed or used for any purpose other than for ingress to, and egress from, the Units and/or Common Elements.
2. Unless specific portions of the Common elements are designated by the Board of directors for such purpose, no portion of the common Elements shall be used for the storage or placement of furniture or any other article, including, but not limited to, plants, boxes, shopping carts, bicycles, shoes or other articles of clothing and the like.
3. No Unit Owner or occupant shall make, or permit to be made, any disturbing noise in the Common Elements or in the Units by himself, his family, friends, tenants, employees, invitees; nor permit anything to be done by any such persons as would interfere with the rights, comfort or convenience of other Unit Owners or occupants. No Unit Owner or occupant shall play, or allow to be played, any musical instrument, radio, TV, or the like, if the same shall unreasonably disturb or annoy any other Unit Owners or occupants.
4. Persons shall not be permitted to loiter in any portion of the Common Elements not specifically designated for such purpose.
5. Unit Owners and occupants, their employees, agents, visitors, licensees, and their families will obey the parking regulations, and any traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit Owners and occupants.

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6. The Unit Owners and occupants shall not cause or permit the blowing of any horn from any vehicle in which his guests, family, tenants, invitees or employees shall be occupants, approaching or upon any of the driveways or parking areas serving the Condominium, except as may be necessary for the safe operation thereof.
7. The Owners and occupants of the Units shall in general not act or fail to act in any manner which unreasonably interferes with the rights, comfort and convenience of other Unit Owners and occupants.
8. All draperies, shades, blinds and other window coverings hung, displayed or installed at or in the exterior windows of any Unit shall be of materials and construction manufactured for purposes of serving as window coverings, as determined by the Board of Directors. Sheets, towels, bedspreads, aluminum foil and other similar materials not manufactured for purposes of serving as window coverings, as determined by the Board of Directors, shall not be hung, displayed or installed at or in the exterior windows of any Unit.
9. Except for parking within garages, no junk, unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria) shall be kept upon any portion of the Condominium or upon the public or private streets adjacent to the Condominium.

The number of parking spaces within the Condominium includes each garage located within a Unit, as well as General Common Element spaces. Owners of Units are encouraged not to park in any General Common Element parking space unless their garage contains a parked automobile
10. General Common Element parking spaces shall be open for parking of guest vehicles and may not be used for the storage of any vehicle.
11. Subject to the provisions of the Bylaws, dogs, cats, and other domestic pets are allowed, provided that the same shall not disturb or annoy other Unit Owners or occupants. Any inconvenience, damage or unpleasantness caused by such pets shall be the sole responsibility of the respective owners thereof. All such pets shall be kept under the direct control of their owners at all times, and shall not be allowed to run free or unleashed, or to

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otherwise interfere with the rights, comfort, and convenience of any of the Unit Owners of occupants. Electric fences are prohibited.

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## VII. EXHIBITS

Exhibit "A"	Unit Owners Directory
Exhibit "B"	Board of Directors Listing and Contact Information
Exhibit "C"	Architectural Modification Form
Exhibit "D"	Landscaping Modification Form
Exhibit "E"	Plat Designation of Unit
Exhibit "F"	Paint Color Chart for Exterior Paint

# Cloister III

6500 -6530 Abbey View Way  
Baltimore, MD 21212

Thornhill Properties  
6301 N Charles St. #2  
Baltimore, MD 21212  
410.296.2877

Louis Panos, Property Manager  
[lp@thornhillbaltimore.com](mailto:lp@thornhillbaltimore.com)

## Directory Cloisters III

10.21.2020 Updated

Dennis Bernstein & Nancy Bond  
6500 Abbey View Way  
443-386-4112  
[nancyjbond@gmail.com](mailto:nancyjbond@gmail.com)

David and Janet Guyton  
6501 Abbey View Way  
410-372-0623  
410-868-5481(c) David  
410-868-5482 (c) Janet  
[dguyton@jhmi.edu](mailto:dguyton@jhmi.edu)  
[jguyton@comcast.net](mailto:jguyton@comcast.net)

Mark and Robin Hingtgen  
6502 Abbey View Way  
319-430-1104 Mark  
319-430-1546 Robin  
[hingtgenrobin@gmail.com](mailto:hingtgenrobin@gmail.com)  
[hingtgenm@gmail.com](mailto:hingtgenm@gmail.com)

Henry and Christina Thomas  
6503 Abbey View Way  
443-827-1304 Tina  
443-241-6611 Henry  
[Thomastina56@gmail.com](mailto:Thomastina56@gmail.com)  
[hthomas@csflp.com](mailto:hthomas@csflp.com)

Chandralehka Banerjee  
Stephen Selinger  
6504 Abbey View Way  
410-591-4443  
410-275-1389  
[chandib@aol.com](mailto:chandib@aol.com)

Liz Jones  
6505 Abbey View Way  
410-377-5166  
[Lizjones1027@gmail.com](mailto:Lizjones1027@gmail.com)

Robert and Isabel Goodier  
6506 Abbey View Way  
H 410-252-4032  
Bob Cell 410-971-9201  
Isabell Cell 410-615-1287  
[bob@goodier.com](mailto:bob@goodier.com)  
[isgood5@comcast.net](mailto:isgood5@comcast.net)

Jane Blaustein c/o Douglas Lucas  
6507 Abbey View Way  
410-308-4929  
[tluke24@gmail.com](mailto:tluke24@gmail.com)  
[helmsmj@comcast.net](mailto:helmsmj@comcast.net)

Paul and Susan Niemeyer  
6508 Abbey View Way  
410-616-9178  
410-336-3177 c (Susan)  
[susankniemeyer@gmail.com](mailto:susankniemeyer@gmail.com)  
[neomarius@msn.com](mailto:neomarius@msn.com)

Steve Hanssen and  
Marty Voelkel-Hanssen  
6509 Abbey View Way  
443-690-6185  
[hmanhokie@gmail.com](mailto:hmanhokie@gmail.com)

Arthur and Shirley Fergenson  
6510 Abbey View Way  
C 410-206-4601  
[ArthurFF@aol.com](mailto:ArthurFF@aol.com)

Donald and Linda Brown  
6511 Abbey View Way  
410-377-0812  
[brown@carnegiescience.edu](mailto:brown@carnegiescience.edu)  
[lindajbrown12@gmail.com](mailto:lindajbrown12@gmail.com)



William and Kathryn Chambers  
6512 Abbey View Way  
H 410-377-6850  
Cell William 443-695-1191  
Cell Kathryn 443-834-6046  
[Bill Chambers@AJG.com](mailto:Bill_Chambers@AJG.com)  
[KRChambers@comcast.net](mailto:KRChambers@comcast.net)

Monica Connaughton  
6513 Abbey View Way  
410-377-7627  
[jimmoncon@comcast.net](mailto:jimmoncon@comcast.net)

Peter and Amalia Lucas  
6514 Abbey View Way  
H 410-882-9025  
C 410-499-2806 (Pete)C 443-226-8268  
(Amalia)Pete [endoguy21@aol.com](mailto:endoguy21@aol.com)  
Amalia [umsiegirl@aol.com](mailto:umsiegirl@aol.com)

Bryson and Cynthia Cook  
6515 Abbey View Way  
410-244-7522  
[blcook@venable.com](mailto:blcook@venable.com)

E. William and Elizabeth Spannhake  
6516 Abbey View Way  
H 410-377-5226  
C 410-370-5226 (Bill)  
[spannhake@jhu.edu](mailto:spannhake@jhu.edu)

Kathryn Crecelius and Edward Cain  
6517 Abbey View Way  
443-275-2504  
Kathryn cell 443-488-0049  
[kcrecelius@jhu.edu](mailto:kcrecelius@jhu.edu)  
Edward cell 617-939-4425  
[edward@tiac.net](mailto:edward@tiac.net)

James Stautberg  
6518 Abbey View Way  
Baltimore, MD 21212  
No phone or email provided

Debbie Zapora and Greg Parker  
6519 Abbey View Way  
D 410-599-9655  
G 410-371-9983  
[dzapora@verizon.net](mailto:dzapora@verizon.net)

Alan and Wendy Robin  
6520 Abbey View Way  
H 410-308-0221  
Cell 410-458-6116 Alan  
Cell 410-458-3777 Wendy  
[arobin@glaucomaexpert.com](mailto:arobin@glaucomaexpert.com)  
[wendyfrobin@gmail.com](mailto:wendyfrobin@gmail.com)

Scott Rasmussen and Mary Ann Kohan  
6522 Abbey View Way  
443-386-6469  
Cell Scott 443-766-0496  
Cell Mary Ann 443-812-9582  
[scottaras@comcast.net](mailto:scottaras@comcast.net)  
[makohan@comcast.net](mailto:makohan@comcast.net)

Duke and Jane Kassolis  
6524 Abbey View Way  
410-616-9830  
Cell 410-790-4772  
(Jane)[jkassolis@comcast.net](mailto:jkassolis@comcast.net)

Arnold and Susan Frank  
6526 Abbey View Way  
410-616-9929  
[suby65@aol.com](mailto:suby65@aol.com)

Michael and Kate Zatina  
6528 Abbey View Way  
410-377-7003  
[mzatina@comcast.net](mailto:mzatina@comcast.net)  
[mczatina@comcast.net](mailto:mczatina@comcast.net)

Robert and Lauren Bogue  
6530 Abbey View Way  
410-961-8592 cell  
H 410-821-8521 Baltimore  
H 863-676-8750 Florida  
[Bobbogue1943@gmail.com](mailto:Bobbogue1943@gmail.com)  
[boguelauren@gmail.com](mailto:boguelauren@gmail.com)



## CLOISTERS AT CHARLES, III

### Board of Directors Contact Information

2020

Debbie Zapora	President	<a href="mailto:dzapora@verizon.net">dzapora@verizon.net</a>
Robin Hingten	Secretary	<a href="mailto:hingtgenrobin@gmail.com">hingtgenrobin@gmail.com</a>
Alan Robin	Treasurer	<a href="mailto:arobin@glaucomaexpert.com">arobin@glaucomaexpert.com</a>
Scott Rasmussen	Member at Large	<a href="mailto:scottaras@comcast.net">scottaras@comcast.net</a>
William Spannhake	Member at Large	<a href="mailto:espannha@jhsph.edu">espannha@jhsph.edu</a>

**The Cloisters at Charles III Condominium**

**ARCHITECTURAL MODIFICATION FORM**

Request for Architectural or Structural Additions or Modifications

**Please fill out and submit to our office BEFORE any projects are started:**

The Cloisters at Charles III Condominium  
C/o Thornhill Properties, Inc.  
6301 N. Charles Street, Suite 2  
Baltimore, MD 21212  
Attention: Louis Panos – [lp@thornhillbaltimore.com](mailto:lp@thornhillbaltimore.com)

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone: Hm. \_\_\_\_\_ Wk. \_\_\_\_\_ Cell \_\_\_\_\_

Description/Diagram of Modification Required: **You must include a description and a diagram (sketch) of modification. Please attach a separate sheet.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I (we) acknowledge and agree that I (we) will be solely liable for any claims, including and without limitation, for property damage or personal injury which may result from the requested addition or modification. I (we) hereby indemnify The Cloisters at Charles III Condominium from, and against, any and all such claims. I (we) understand and acknowledge that I (we) am (are) responsible for complying with all applicable building codes and ordinances, and for obtaining all necessary permits and inspections for the requested addition or modification and further, that I (we) am (are) responsible for all maintenance, repair and upkeep of said addition or modification.

All unit owners requesting approval of proposed Architectural or Landscaping plans are required to submit written approval of the submitted plan by all owners adjacent to the property who are currently occupying units or who have purchased a unit, but have not taken up residence therein who may be affected by the plan proposed.

\_\_\_\_\_  
(Signature of Owner) (Signature of Co-Owner)

**ACKNOWLEDGEMENT OF ADJACENT OR AFFECTED PROPERTY OWNERS**

1. Signature: \_\_\_\_\_  
Address: \_\_\_\_\_

2. Signature: \_\_\_\_\_  
Address: \_\_\_\_\_

\*\*\*\*\*

**ACTION BY THE COMMITTEE/BOARD**

Date Received \_\_\_\_\_

( ) Approved as requested.  
( ) Approved subject to the following conditions/modifications: \_\_\_\_\_

\_\_\_\_\_  
( ) Disapproved for the following reason/s: \_\_\_\_\_  
\_\_\_\_\_

COMMITTEE/BOARD SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**The Cloisters at Charles III Condominium**

**LANDSCAPE MODIFICATION FORM**

Request for Landscaping Additions or Modifications

**Please fill out and submit to our office BEFORE any projects are started:**

The Cloisters at Charles Condominium III  
C/o Thornhill Properties, Inc.  
6301 N. Charles Street, Suite 2  
Baltimore, MD 21212  
Attention: Louis Panos - [lp@thornhillbaltimore.com](mailto:lp@thornhillbaltimore.com)

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Street Address: \_\_\_\_\_

Phone: Hm. \_\_\_\_\_ Wk. \_\_\_\_\_ Cell \_\_\_\_\_

Description/Diagram of Modification Required: **You must include a description and a diagram (sketch) of modification. Please attach a separate sheet.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I (we) acknowledge and agree that I (we) will be solely liable for any claims, including and without limitation, for property damage or personal injury which may result from the requested addition or modification. I (we) hereby indemnify The Cloisters at Charles III Condominium from, and against, any and all such claims. I (we) understand and acknowledge that I (we) am (are) responsible for complying with all applicable building codes and ordinances, and for obtaining all necessary permits and inspections for the requested addition or modification and further, that I (we) am (are) responsible for all maintenance, repair and upkeep of said addition or modification.

All unit owners requesting approval of proposed Architectural or Landscaping plans are required to submit written approval of the submitted plan by all owners adjacent to the property who are currently occupying units or who have purchased a unit, but have not taken up residence therein who may be affected by the plan proposed.

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Signature of Co-Owner)

**ACKNOWLEDGEMENT OF ADJACENT OR AFFECTED PROPERTY OWNERS**

1. Signature: \_\_\_\_\_  
Address: \_\_\_\_\_

2. Signature: \_\_\_\_\_  
Address: \_\_\_\_\_

\*\*\*\*\*

**ACTION BY THE COMMITTEE/BOARD**

Date Received \_\_\_\_\_

( ) Approved as requested.

( ) Approved subject to the following conditions/modifications: \_\_\_\_\_  
\_\_\_\_\_

( ) Disapproved for the following reason/s: \_\_\_\_\_  
\_\_\_\_\_

COMMITTEE/BOARD SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



GOODIER BUILDERS @ THE CLOISTERS, L.L.C.

CLOISTERS TOWNHOUSE- Pre Selected Color Scheme

LOT # \_\_\_\_\_

Revised 12.28.05 (for door color)

UNITS	BRICK CUSHWA	GROUT	STONE	6" GUTTERS/ DOWNSPOUTS	30 YR ROOF CERTAINTeed LANDMARK	METAL ROOF	EXTERIOR TRIM	GARAGE DOORS	FIBERGLASS FRONT DOOR (STAIN)
2-1 4511	Cambridge	C224	Cultured Stone Blend	Eggshell	Colonial Slate	Champagne	Amber White	Almond	Light Oak
2-2 4509	Santa Fe	C224	Cultured Stone Blend	Eggshell	Colonial Slate	Hemlock Green	Amber White	Almond	Cherry
2-3 4507	Rose Red	C224	Cultured Stone Blend	Eggshell	Colonial Slate	Hartford Green	Amber White	Almond	Mahogany

\*Trim in Almond for areas where siding is shown/ Columns & Rails White/ Windows White

GOODIER BUILDERS BY: \_\_\_\_\_ PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

GOODIER BUILDERS @ THE CLOISTERS, L.L.C.

CLOISTERS TOWNHOUSE- Pre Selected Color Scheme LOT # \_\_\_\_\_

Revised 01.09.06

UNITS	BRICK CUSHWA	GROUT	STONE	6" GUTTERS/ DOWNSPOUTS	30 YR ROOF CERTAINTED LANDMARK	METAL ROOF	EXTERIOR TRIM	GARAGE DOORS	FIBERGLASS FRONT DOOR (STAIN)
3-1 6519	Santa Fe	C224	Cultured Stone Blend	Eggshell	Colonial Slate	Hemlock Green	Amber White	Almond	Light Oak
3-2 6517	Cambridge	C224	Cultured Stone Blend	Eggshell	Colonial Slate	Champagne	Amber White	Almond	Light Oak
3-3 6515	Santa Fe	C224	Cultured Stone Blend	Eggshell	Colonial Slate	Hemlock Green	Amber White	Almond	Mahogany
3-4 6513	Rose Red	C224	Cultured Stone Blend	Eggshell	Colonial Slate	Hartford Green	Amber White	Almond	Mahogany

\*Trim in Almond for areas where siding is shown/ Columns & Rails White/ Windows White

GOODIER BUILDERS BY: \_\_\_\_\_ PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

GOODIER BUILDERS @ THE CLOISTERS, L.L.C.

CLOISTERS TOWNHOUSE- Pre Selected Color Scheme LOT # \_\_\_\_\_

Revised 12.28.05 (for door color)

UNITS	BRICK CUSHWA Mortar Color C224	STONE	6" GUTTERS/ DOWNSPOUTS	30 YR. ROOF CERTAINTED LANDMARK	METAL ROOF	EXTERIOR TRIM	GARAGE DOORS	FIBERGLASS FRONT DOOR (STAIN)
4-1 6524	Rose Red	Cultured Stone Blend	Eggshell	Colonial Slate	Hartford Green	Amber White	Almond	Light Oak
4-2 6526	Santa Fe	Cultured Stone Blend	Eggshell	Colonial Slate	Hemlock Green	Amber White	Almond	Cherry
4-3 6528	Rose Red	Cultured Stone Blend	Eggshell	Colonial Slate	Hartford Green	Amber White	Almond	Mahogany
4-4 6530	Cambridge	Cultured Stone Blend	Eggshell	Colonial Slate	Champagne	Amber White	Almond	Mahogany

\*Trim in Almond for areas where siding is shown/ Columns & Rails White/ Windows White

GOODIER BUILDERS BY: \_\_\_\_\_ PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_



GOODIER BUILDER @ THE CLOISTERS, L.L.C.

CLOISTERS TOWNHOUSE- Pre Selected Color Scheme

LOT # \_\_\_\_\_

Revised 01.09.06

*Cloisters III*

UNITS	BRICK CUSHWA Mortar Color C224	STONE	6" GUTTERS/ DOWNSPOUTS	30 YR. ROOF CERTAINTED LANDMARK	METAL ROOF	EXTERIOR TRIM	GARAGE DOORS	FIBERGLASS FRONT DOOR (STAIN)
5-1 <i>6516</i>	Santa Fe	Cultured Stone Blend	Eggshell	Colonial Slate	Hemlock Green	Amber White	Almond	Cherry
5-2 <i>6518</i>	Rose Red	n/a	Eggshell	Colonial Slate	Hartford Green	Amber White	Almond	Cherry
5-3 <i>6520</i>	Santa Fe	n/a	Eggshell	Colonial Slate	Hemlock Green	Amber White	Almond	Mahogany
5-4 <i>6521</i>	Cambridge	Cultured Stone Blend	Eggshell	Colonial Slate	Champagne	Amber White	Almond	Mahogany

\*Trim in Almond for areas where siding is shown/ Columns & Rails White/ Windows White

GOODIER BUILDERS BY: \_\_\_\_\_ PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

CLOISTERS TOWNHOUSE- Pre Selection

Revised 01.09.06

UNITS	BRICK CUSHWA Mortar Color C224	STONE	6" GUTTERS/ DOWNSPOUTS	30 YR. ROOF CERTAINTED LANDMARK	METAL ROOF	EXTERIOR TRIM	GARAGE DOORS	FIBERGLASS FRONT DOOR (STAIN)
6-1	Cambridge	Cultured Stone Blend	Eggshell	Colonial Slate	Champagne	Amber White	Almond	Light Oak
6-2	Santa Fe	n/a	Eggshell	Colonial Slate	Hemlock Green	Amber White	Almond	Light Oak
6-3	Cambridge	Cultured Stone Blend	Eggshell	Colonial Slate	Champagne	Amber White	Almond	Mahogany
6-4	Rose Red	Cultured Stone Blend	Eggshell	Colonial Slate	Hartford Green	Amber White	Almond	Mahogany

\*Trim in Almond for areas where siding is shown/ Columns & Rails White/ Windows White

GOODIERBUILDERS BY: \_\_\_\_\_ PURCHASER: \_\_\_\_\_ DATE: \_\_\_\_\_

**GOODIER BUILDERS @ THE CLOISTERS, L.L.C.**

CLOISTERS TOWNHOUSES Pre Selected Color Scheme

LOT # \_\_\_\_\_

Revised 01.09.06

UNITS	BRICK CUSHWA Mortar Color C224	STONE	6" GUTTERS/DOWNSPOUTS	30 YR. ROOF CERTAINTeed LANDMARK	METAL ROOF	EXTERIOR TRIM	GARAGE DOORS	FIBERGLASS FRONT DOOR (STAIN)
6500 7-1	Rose Red	Cultured Stone Blend	Eggshell	Colonial Slate	Hartford Green	Amber White	Almond	Cherry
6501 7-2	Cambridge	n/a	Eggshell	Colonial Slate	Champagne	Amber White	Almond	Cherry
6502 7-3	Rose Red	Cultured Stone Blend	Eggshell	Colonial Slate	Hartford Green	Amber White	Almond	Mahogany
6503 7-4	Santa Fe	Cultured Stone Blend	Eggshell	Colonial Slate	Hemlock Green	Amber White	Almond	Mahogany

\*Trim in Almond for areas where siding is shown/ Columns & Rails White/ Windows White

GOODIER BUILDERS BY: \_\_\_\_\_ PURCHASER: \_\_\_\_\_ DATE \_\_\_\_\_

PURCHASER: \_\_\_\_\_ DATE \_\_\_\_\_