

Grand Champions Villas AOA  
Design Standards Committee

**Window Treatments**

- Color of window treatments exposed to the exterior of the villas will be white or off white in color. (A color palette is available in the office)
- Window treatments must be in good repair and neatly hung.

**Lanais and Entry areas**

- Laundry is not to be left to dry on the lanais or areas outside of the units.
- Sports equipment must be stored inside units and not on lanais or entryways.
- Towels may be hung over chairs on lanais (not over lanai rails or on front entry way) for short periods for drying during the hours of 9am to 5pm. Towels may not be left overnight or for extended periods.
- Lanai furniture must be actual lanai furniture, and must give the impression of a "matched set". Lanai furniture is defined as tables, chairs, a small bench, neutral colored lanai umbrellas (not beach umbrellas), and chaise lounges. Plastic/PVC furniture must be approved by the Resident Property Manager prior to purchase.
- Furniture placed on lanais is to be placed as if ready to use and not stacked as if being stored.
- Furniture in entryways is limited to a chair or bench used for the purpose of removing/putting on shoes, and does not interfere with ingress/egress.
- Plants are to be healthy if live, or of "natural colors" if artificial and in good condition. Artificial plants cannot be faded or discolored. Plants shall not interfere with ingress/egress to unit's main entryway.

**Exterior Artwork**

- Decorative pieces (plaques, artwork or other wall hangings) on entryways and lanais are limited to one (1) piece per wall, proportionate to the size of the wall displaying the decorative piece. (Matched sets count as one (1) piece.)
- Decorative pieces must be easily recognized as Hawaiian, Asian, Polynesian, or Golf/Tennis themes.
- Decorative pieces must be in good repair and finish (not faded, broken etc.).
- Small clocks and outdoor thermometers are allowed.
- Seasonal decorations may be displayed, but shall meet the above dimensions and conditions. Blinking lights on the exterior, or visible from the exterior (ie inside window frames) are not allowed.
- Seasonal decorations should not be displayed in excess of three (3) weeks prior, and two (2) weeks after the appropriate holiday.
- External décor must be submitted to the Resident Manager for approval prior to installation.
- Specifically excluded from approval are the following:
  - Any type of screen (shoji screens or other standing screens of any type).
  - Wind chimes of any type.
  - Beaded wall hangings of any type
  - Flags other than U.S. and Hawaiian. Size of the flags should be in proportion to the area in which it is being displayed, and proper protocol shall be observed when displaying the flags.
  - Shelves, racks, storage units, and hammocks

**Vehicle Covers**

- Vehicle covers must be a neutral color and in good repair.
- Vehicle covers on stored cars must be securely tied down.