

**DESIGN GUIDELINES
FOR THE CENTERRA RESIDENTIAL COMMUNITY
(HIGH PLAINS VILLAGE)**

These design guidelines replace in their entirety the current guidelines dated March 24, 2014, and shall apply to all construction or modifications commenced on or after August 21, 2017.

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STATEMENT OF PURPOSE

These Guidelines are adopted pursuant to the authority granted the Board of Directors of the Centerra Residential Community Association ("the Board") and its Architectural Review Committee ("ARC") in the Declaration of Covenants, Conditions and Restrictions for the Centerra Residential Community ("the CCRs"). These guidelines are intended to set forth the specific design guidelines governing the ARC's review and approval of plans and specifications for structures and improvements to be placed, erected, or installed within the Community and the procedures to be followed by the ARC. These Guidelines supplement the provision of ARTICLE 8 of the "Declaration of Covenants, Conditions and Restrictions for the Centerra Residential Community".

ACTIVITIES REQUIRING ARC APPROVAL

No structure shall be placed, erected, or installed upon any Lot, and no improvements shall take place, except in compliance with these Guidelines and approval of the ARC as provided herein. Such structures and improvements include, but are not limited to: the construction, reconstruction, remodeling, addition to, or alteration of the exterior of any dwelling unit or other structure; the construction or erection of any exterior lights, radon venting, basketball hoops, poles, hot tubs or spas, exterior tanks and exterior air conditioning, cooling, heating and water softening equipment; shade structures; storm doors; the demolition or destruction by voluntary action of any structure; the construction, installation, placement or remodel of any play structures or play equipment; the construction or material alteration of any dog runs or pet shelters; the grading, excavation, filling or similar disturbance of the surface of the land, including removal of trees; and any change or alteration of any previously approved improvement, including any change in exterior appearance, color or texture. These Guidelines shall not apply to improvements to the Common Elements or to owner lots when requested by or on behalf of the Centerra Residential Community Association.

ARC PROCEDURES

General Standard

The ARC shall approve plans and specifications submitted for its approval only if it deems that: (1) the proposed structure or improvement will not be detrimental to the appearance of the Community as a whole; (2) the structure or improvement complies with the Centerra Residential Community Association's Design and Environmental Guidelines; (3) the appearance of such structure or improvement will be in harmony with the surrounding structures; (4) such structure or improvement will not detract from the beauty and attractiveness of the Community; (5) such structure or improvement will not alter the grading or affect drainage on any lot; and (6) the structure and improvement will be consistent with the Community Wide Standard, as defined in the CCRs.

Surrounding properties improvements and/or architectural design may supersede these guidelines and/or influence ARC decisions on granting or denying an application.

Conditional Approval

The ARC may condition its approval upon any or all of the following: (1) such changes in the proposal as the ARC considers appropriate; and (2) completion of the proposed work by a certain date.

Time Limits

Per the CCRs, in the event the ARC fails to approve or to disapprove any application within sixty (60) days after submission of all information and materials reasonably requested, the application shall be deemed approved. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Association Design Guidelines unless a variance has been granted in writing by the Board. All approvals or disapprovals shall be in writing and maintained by the ARC and/or the management company. Actions by the ARC shall require a majority vote only if a quorum of the members are present at the meeting.

NOTE: It is the responsibility of the applicant to confirm that any improvement submitted to the ARC for review is in compliance with local building and zoning ordinances and also to obtain any required permits prior to construction.

No Waiver

Approval of proposals, plans and specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans, and specifications, drawings, or other matters subsequently or additionally submitted for approval.

Inspections

The ARC may make periodic inspections in order to ensure compliance with the Architectural and Environmental Guidelines and any existing ARC approvals.

Variances

Only the Board may grant variances to or adjustments of these Design Guidelines in order to overcome practical difficulties and prevent unnecessary hardship. Such variances may only be granted, however, when unique circumstances dictate, and no variance shall (1) be effective unless in writing; (2) be materially detrimental or injurious to other property or improvements within the Community; or (3) prevent the Board from denying a variance in other circumstances. The inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

AMENDMENTS

These Guidelines may be amended from time to time by the Board. Any amendments to these Guidelines shall apply to construction and modifications commenced after the date of such amendment, only, and shall not apply to modifications to or removal of structures or improvements previously approved once the approved construction or modification has commenced.

ARC SUBMITTAL REQUIREMENTS

Before work is commenced on any improvement requiring prior ARC approval, the person requesting permission ("the Applicant") must submit an Architectural Review Request, using forms that can be obtained from the ARC or the management company. The application must contain at least the following information:

- The name, address and signature of the Applicant.
- A copy of the site plan depicting the location of the proposed structure or improvement.

NOTE: The site plan must include exterior color(s), material samples and any other information that the ARC requests in order to be able to visualize the proposed improvement.

- A brief narrative description of the proposed structure or improvement.
- If the improvement is a new or modified building or structure, building plans must include, floor plans with square foot designations, elevations of all sides, and at least one cross-section to indicate heights, and a site plan. Improvements whether new or modified must follow current city ordinances and codes.
- If the improvement is a change in the color, type or style of exterior treatment of any existing improvement or structure, including windows and roofing, A sample of the material proposed and other information that the ARC requests must be submitted in order to visualize the proposed changes.
- If the improvement is for the construction or modification of a fence, a copy of a site plan showing the location of the fence on the lot and any other information which the ARC requests must be submitted. (See Fencing).

GENERAL ARCHITECTURAL DESIGN GUIDELINES

Exterior Materials

Shall be limited as follows:

Cement Composite Siding

Siding shall remain consistent with the architectural styles established by the original developer. The materials used by the original developer shall be allowed, and any deviation from the materials used by the original developer must have prior ARC approval.

Roofing

Roofing shall remain consistent with the architectural styles established by the original Developer. The materials used by the original Developer shall be allowed, but pattern and type must be specifically approved by the ARC; and any deviation from the materials used by the original Developer must have prior ARC approval.

Roof Pitches

Must be between 5:12 and 12:10. Porches and shed elements may have roof pitches as low as 4:12.

Window Frames

The location and type of windows installed by the original Developer were chosen to create a four-sided architecture. Any deviation from the installed window location or type requires prior ARC approval.

Porch Railings

Porch railing design (e.g. height, spindle spacing, etc.) must match existing porch railing of home or existing homes in the community. Porch railings must be installed between existing columns. Railings must be painted to match the home's trim color. Porch railings may include gates.

Colors

When repainting a structure, color selection(s) must come from the original McStain color palette (available from the ARC). No prior ARC approval is required to use the same color(s) originally used on the structure, including exterior siding, trim and accent color(s); however, any deviations from the Builder's original color(s) require Board approval.

Fencing

Fence additions or changes are allowed in Single Family Homes only. Prior ARC approval is required as to materials, design, size and location of any fence.

Allowable Fence Types

All fences are to be constructed of wood or vinyl. Maximum fence height allowed is five (5) feet, including any decorative top. See *Attachment 1* for illustrative examples which include:

- Two-rail white vinyl fence, either 48" or 36"
- Five-foot wood or white vinyl privacy fence
- Four-foot wood or white vinyl privacy fence with one (1) foot decorative top
- Three-foot to four-foot white vinyl picket fence -several options

Use of 2" x 4", 14-gauge welded wire mesh attached to the inside of two-rail fencing is acceptable.

Barbed wire, chain link, and chicken wire fencing are prohibited.

Fencing Guidelines in High Plains Village:

- All fencing installed by the Developer on a Lot is to be owned and maintained by the Lot owner.
- No Developer-installed fencing shall be removed or altered in any way without prior approval of the ARC and the board.
- Fencing may be installed, subject to setbacks. Refer to *Attachment 1* for allowable fence types. A fence built in the front yard of a Lot must complement any adjacent installed fence and must be constructed of the same building materials.

- A Lot shall not include fence types out of differing materials unless they are painted the same color, have no adverse impact on the streetscape, and are specifically approved by the ARC.
- Wood fences must be stained KWAL Distant Hills (#5383). If KWAL "Distant Hills" is no longer available, a color as close as possible to KWAL "Distant Hills" should be used. Wood picket fences should be painted white.

Townhomes and Condominium

Courtyard fencing in the Townhome and Condominium buildings shall be maintained by the Association. No additional fencing is allowed in the courtyards.

Privacy Fencing

Privacy fencing may be installed by Single Family Homes only along side and rear lot lines, including alleys of Single Family Homes. Lot line fencing must be built on one specific owner's Lot to clarify ownership issues in the future. Privacy fencing will not be approved on corner lots if it negatively impacts the streetscape or impedes the line of sight for the intersection. Privacy fencing must be installed at least one (1) foot in from the paved surface of the alley, and the area between the paved surface and the fence shall be landscaped with gravel or stone mulch, at a minimum.

Building Permits

All fencing must meet the City of Loveland's fencing specifications; and, if required, a building permit must be obtained before construction can commence. The ARC may grant approval for a fence to be built in an easement, if the City of Loveland grants approval.

Gate Additions

Townhome and Condominiums

Gates are maintained by the Association. Any alteration of the fence requires prior ARC approval. An additional gate may be permitted by the ARC if the gate swings inward and does not negatively affect adjacent neighbors, and if the original gate style used by the Developer is installed. If the ARC approves an additional gate, the homeowner is responsible for the additional cost to the Association for the maintenance of that gate.

Single Family Homes & Care-Free Cottages

Prior ARC approval is required for any gate addition.

Patios, Decks/Balconies and Walls

Building Permit

In addition to ARC approval, a building permit must be obtained from the City of Loveland and clearly posted before construction can commence on any proposed patio, deck, balcony, and retaining or extension wall. The ARC may grant approval for a deck, patio or wall to be built in an easement, if the City of Loveland grants approval.

Setbacks

Decks must be constructed entirely within allowable building setbacks or building envelopes as established by the Final Development Plan.

Patios

Prior ARC approval is necessary to build any patio that is constructed out of brick, stone, concrete, wood, composite wood or other materials on the individual's lot. Proper drainage must be ensured. Enclosure of any patio requires prior ARC approval.

Decks/Balconies

Prior ARC approval is necessary to build a deck or balcony. Decks or balconies must be constructed entirely within allowable building envelopes as established by the City. No deck may be higher than ten (10) feet above grade, not including cantilevered balconies. Proper drainage must be ensured. The support system must be integrated with the architectural design. Architectural walls or masonry piers are encouraged. The finish color requires prior ARC approval. Enclosure of any deck or balcony requires prior ARC approval.

Retaining Walls

Walls used for retaining changes in grade must be constructed of brick, stone, stucco or treated wood and may be not more than four (4) feet in height.

Extension Walls

Walls that are an extension of the residence must match the materials and color palette already used on the residence, must be within the approved setbacks, and may not exceed five (5) feet in height.

Arbors, Deck Covers, Pergolas and Trellises

Arbors, Deck Covers, and Pergolas

- Shall be constructed with one of the following: wood, white vinyl, or composite wood (recycled material) that compliments/coordinates with the house color.
- Maximum height shall be restricted to eight (8) feet.
- Arbors, deck covers and pergolas are allowed in the back yards of Single Family Homes only, and are not allowed in Townhomes (unless there is a back door/yard) or in Condominiums.
- Variances for structures over eight (8) feet can be requested but must be approved by the Board.
- Consideration for structures over eight (8) feet is given only for cases where the structure would interfere with existing doors, windows or the overall appearance of the residence.

Trellises

No prior ARC approval is necessary for trellises under 5 feet in height. Trellises must complement the overall appearance of the residence.

Parking Slab

For Single Family Homes Only.

Due to the limited on-street guest parking for select streets and prohibited parking on all alley-streets within High Plains Village, parking slabs are allowed on certain alley-streets as long as the following requirements are met and prior ARC approval is received prior to installation:

- The parking slab is on the owner's property adjacent to the alley-street.
- The parking slab is not to be used for storage or permanent parking.
- The parking slab is constructed of poured concrete that is professionally installed.
- The parking slab does not exceed 225 square feet.

All Season Doors (storm/security)

Prior ARC approval is required to install any external storm or security doors. Required door styles are located in *Attachment 2*. Storm or security doors must match the color of the trim or the color of the door of the individual home as closely as possible, or else a white door may be installed. Mill finish aluminum frames, wood, or any unfinished materials are specifically prohibited. Typical "screen doors" are not allowed.

Exterior Light Fixtures

All patio, porch, entryway, and garage exterior light fixtures must consist of the original Developer installed lighting fixtures or the approved illustrative examples shown in *Attachment 3*.

Window Coverings

For Single Family, Care Free Cottages and Townhomes

Appropriate window coverings consisting of, but not limited to, curtains, drapes, blinds, shades, are to be installed within 30 days of the purchase of a home. Unacceptable window coverings include, but are not limited to, bed sheets, tarps, burlap, newspaper, aluminum foil or any other material not specifically designed to act as a window covering. No prior ARC approval is necessary.

For Condominiums

Appropriate white window coverings consisting of, but not limited to, curtains, drapes, blinds, shades, are to be installed within 30 days of the purchase of a home. Unacceptable window coverings include, but are not limited to, bed sheets, tarps, burlap, newspaper, aluminum foil or any other material not specifically designed to act as a window covering. No prior ARC approval is necessary.

Additions

Lanais (screened-in porch), gazebos, solar collectors, greenhouses, and other major structural improvements shall match and be compatible with materials used in construction of the residence (See Exterior Materials). Any addition must be within required setbacks and must be

attached to the residential unit by decks or walls. Any such addition requires prior ARC approval.

Satellite Dishes and Antennae

The following types of antennae or satellite dishes that are less than one meter (39.37 inches) in diameter or diagonal measurement are allowed on Single Family Homes without prior ARC approval:

- Antennae/dishes designed to receive direct broadcast satellite services, including direct-to-the-home satellite services
- Antennae/dishes designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional television fixed services, including multipoint distribution
- Antennae/dishes designed to receive television broadcast
- Antennae/dishes designed to receive internet access

ARC approval is required prior to installation on a townhome or condominium. Mounting of Antennae/dishes on the roofs of condominium buildings is strictly prohibited.

Please review the FCC Information Sheet, which answers many questions regarding installation of satellite dishes and antennae in Single Family Homes, Townhomes, and Condominiums. The FCC Information Sheet can be seen online at <http://www.fcc.gov/mb/facts/otard.html>.

NOTE: All exterior cables must be painted the same color as the trim and/or siding they are installed against. To the extent feasible (in that the placement does not degrade the reception of the signal), all antennae, satellite dishes and cables must be placed in the location that is least obvious to public view. If placement is in an inappropriate location according to these guidelines, it is the homeowner's responsibility to relocate the satellite dish or antenna. Exterior television and radio antennas located more than two meters above the ridgeline of the roof are prohibited.

Awnings

Awnings are permitted on Single Family Homes only for environmental purposes. Prior ARC approval is required prior to installation, and the awnings must adhere to the following guidelines:

- Professionally installed
- A color(s) that compliments the home

Water Features

Water features are allowed provided that they do not negatively affect the physical aesthetics, will not adversely affect grading or drainage, do not negatively impact surrounding homes, meet the following guidelines and receive prior ARC approval.

For Courtyard Condominiums and Townhome Residents

Water features must adhere to the following guidelines:

- Water features must use recycled water.
- Height -cannot exceed four (4) feet in height, including any spouting water.
- Width will be based on the size of the undeveloped courtyard; water feature shall not exceed 3% of the total undeveloped courtyard.
- Underground water features will not exceed three (3) feet in depth.
- All water features need to follow the established landscape design guideline, including all grading and drainage requirements.
- All water features shall not be less than five (5) feet from the foundation of the existing residence.

For Single Family Residents

Water features are allowed but must adhere to the following guidelines:

- Water features must use recycled water.
- Height cannot exceed five (5) feet, including any spouting water.
- Width will be based on the size of the lot. Water feature cannot expand beyond 3% of the total lot square footage.
- Underground water features will not exceed three (3) feet in depth.
- All water features need to follow the established landscape design guidelines, including all grading and drainage requirements.
- All water features shall not be less than five (5) feet from the foundation of the existing residence.

Note: Any water feature installed within the community must conform to current city, county and/or state regulations regarding safety.

Storage Sheds

A storage shed is any outdoor structure over 4 feet tall with walls and a roof that is used for storage. A single storage shed is permitted with prior ARC approval if the following conditions are met: (1) It must be attached to the residence (Detached storage sheds are prohibited.); (2) It must match the design, materials, and color of the residence (see Section VII Exterior Materials); (3) The maximum size is 5 feet x 7 feet, with a maximum height of 8 feet (Larger sheds will require a variance.); (4) It is used specifically for storage; (5) It must have walls, roof and door to screen contents from public view; (6) It is located in the back yard of a Single Family Home, where no other shed or playhouse is present.

Garage Service Door

Condominiums only

The Condominium building and garage exteriors are owned and maintained by the Centerra No.1 Condominium Association. Accordingly, No changes to the structure of a condominium or garage building may commence without prior written approval from the ARC. Service Doors may be approved by the ARC in certain situations where the garage and courtyard locations are situated in a manner to accommodate such an addition. Service Doors will not be approved if they encroach on another unit owner's courtyard. Service Doors will not be

approved if they open onto common areas of the Association rather than your personal courtyard. Service Doors will be considered for approval in the Centerra community under the following circumstances:

- Size and color of door (i.e. approved door style is 6-panel Fiberglass Door, no larger than 3'x8', available at your local home improvement store to match your existing front door.)
- Door must be painted to match your building. If you are uncertain of the exact color of your building, please contact your management company.
- Exact location of door: Use a site plan to indicate exactly where the door will be installed into the garage wall.
- Door must be installed by a certified contractor. Contractor's name and phone number must be on the application. Obtain any necessary permits from the City before commencing work.

Shade Structures

All shade structures require one-time prior approval of the ARC. Applications **MUST** include a picture, dimensions of structure (including height), color, location on property, and description of materials. Shade structures must adhere to the following guidelines:

- Shade structures are seasonal and may be standing from May thru October.
- Shade structures must be aesthetically pleasing, so as not to detract from the community.
- Use only subdued or colors in the home's exterior, no patterns or shiny fabrics. All metals will be equally subdued, with no chrome or shiny metals.
- Shade structures must be strongly secured to avoid wind damage to homeowner's property and property of neighbors.
- Shade structures must be freestanding and removable.
- Shade structures must be maintained in a neat and orderly manner during the summer seasons.
- Shade structures must be stored out of view of casual observers when dismantled after summer season.

Dog Runs

All dog runs must have prior ARC approval. All dog runs shall be enclosed using fencing types and materials depicted on Attachment 1. Use of 2" x 4", 14-gauge welded wire fabric attached to the inside of the front, back or side two rail fences are acceptable to contain pets (See *Attachment 1*). Dog runs are allowed in back yards of Single Family Homes only.

Play Structures (including Playhouses)

All play structures, including playhouses; (temporary or permanent) must have prior ARC approval. The maximum height allowed for a play structure is eight (8) feet. Large (over three [3] feet tall) and/or permanent play structures are allowed in back yards of Single Family Homes only. Play structure materials and colors must be in harmony with the existing neighborhood standards. Wooden and metal structures shall be stained or painted to match the color of the house or shall be of neutral colors or darker earth tones. Large accessories, such as slides or awnings, shall be of neutral colors or darker earth tones whenever possible. Considerations for

approval include location on property, size of structure and aesthetics. Play structures, including playhouses, that are less than three (3) feet tall are required to abide by the color and materials guidelines above, but do not need prior ARC approval.

Air Conditioners

All air conditioners must be professionally installed in the location of the pre-wiring provided by the Developer for such unit as part of the homes' original construction, and no prior ARC approval is required. If there is no pre-wiring then the air conditioner must have prior ARC approval. Window air conditioners are strictly prohibited.

Solar Collectors

Use of solar power is encouraged, but not at the expense of another owner's view or of the aesthetics of the Community. Frame colors of the solar collectors must conform to the materials permitted in the development and collectors must be integrated into the design of the homes so as to fit flush with the wall or roof surface of the structure. Any solar collector must have prior ARC approval.

Hot Tubs

Hot tubs are allowed for Single Family Homes only. Hot tubs are prohibited on upper level decks / balconies or within a front yard. Hot tubs are permitted on ground level within a back yard; but due to the negative effect it could have on grading or drainage, all hot tubs must have prior ARC approval and adhere to the following guidelines:

- All hot tubs are to follow the established Environmental Guidelines.
- All hot tubs shall be limited to thirty (30) inches above existing grade.

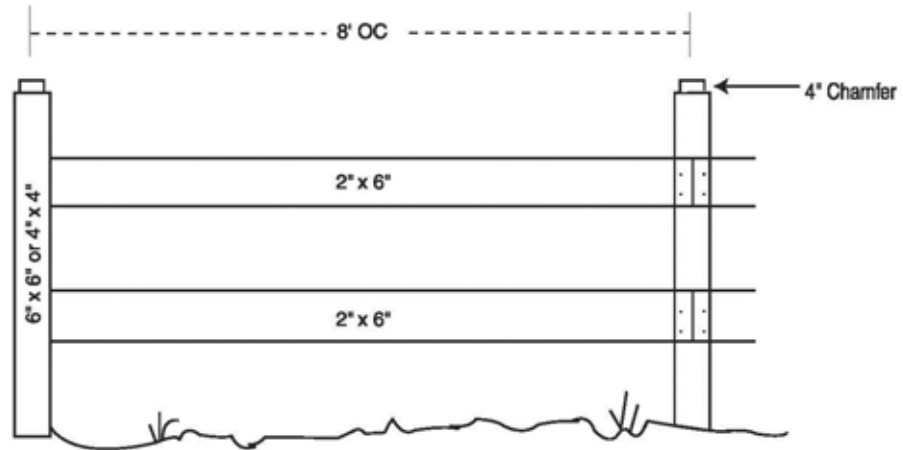
Additional Exterior Vents, Pipes, Electrical Boxes, Wiring, etc.

Any such addition installed against the siding must be painted to match the house color(s).

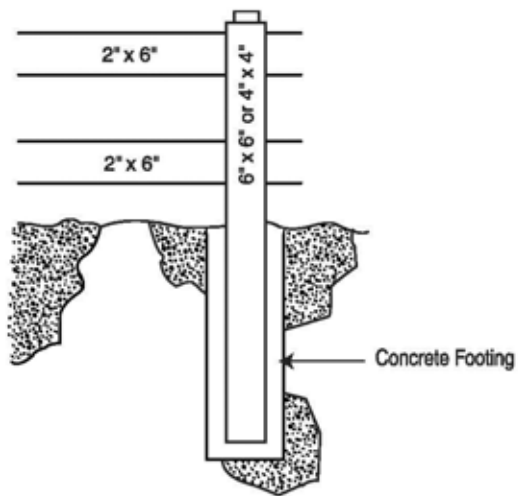
Attachment 1

Approved Fence Types for High Plains Village

48" OPEN TWO-RAIL FENCE (Vinyl Only)



36" OPEN TWO-RAIL FENCE (Vinyl Only)



Attachment 1 (continued)

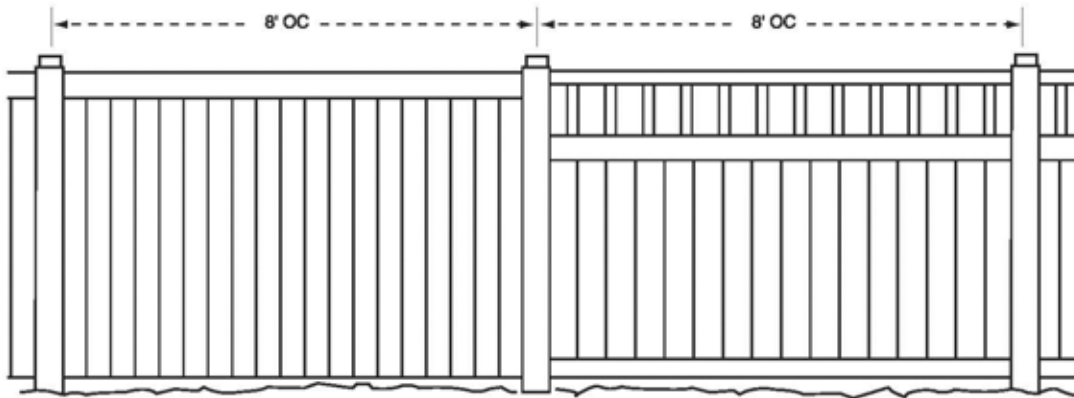
Approved Fence Types for High Plains Village

5 FOOT SOLID FENCE

(Wood or Vinyl)

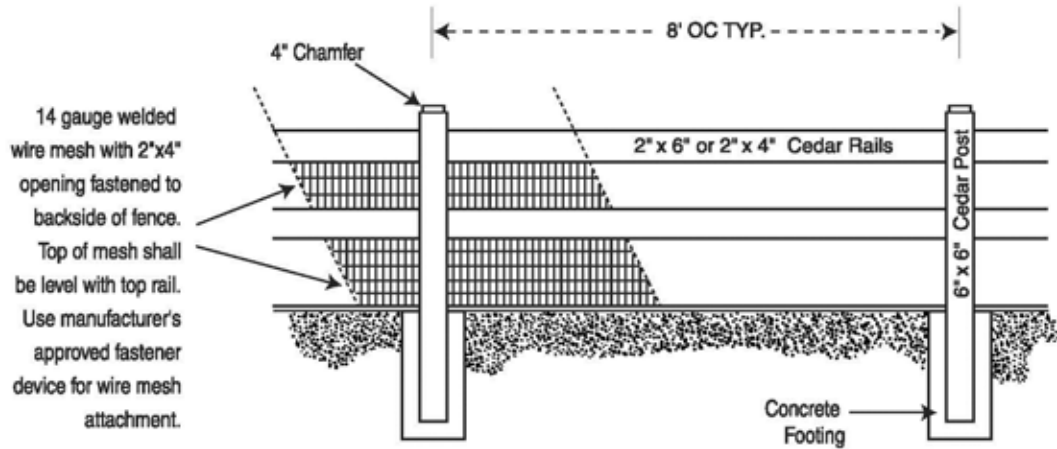
**4 FOOT SOLID FENCE with
1 FOOT DECORATIVE TOP**

(Wood or Vinyl)



36" or 48" TWO-RAIL FENCE WITH WIRE MESH

(Wood or Vinyl)

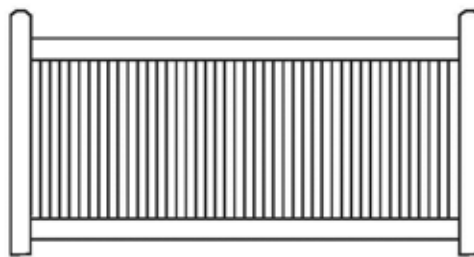


Attachment 1 (continued)

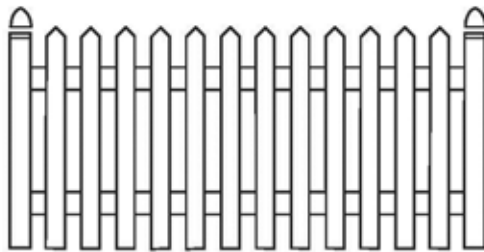
Approved Fence Types for High Plains Village

VINYL OPEN-RAIL FENCES (Vinyl only)

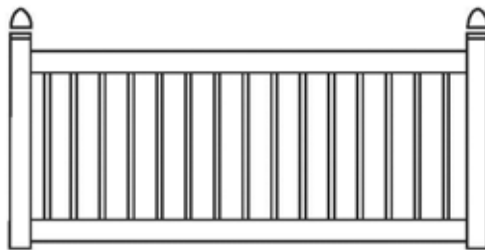
Note: Slats must be vertical, not slanted.



PRINCETON
Picket Style: 7/8" x 1.5"
Cap Style: Pyramid



CAPE COD
Picket Style: 3" Pointed Picket
Cap Style: Gothic

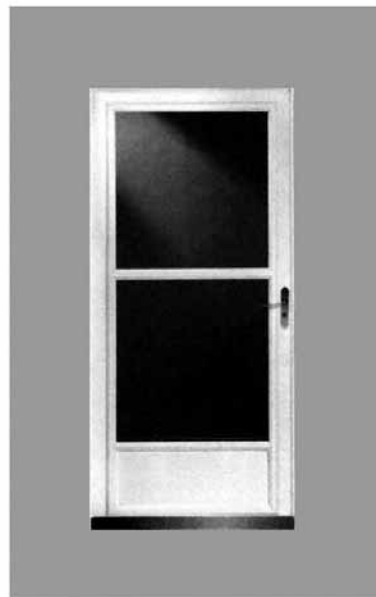


COUNTESS
Picket Style: 7/8" x 1.5"
Cap Style: Gothic

Attachment 2

Required Door Styles for High Plains Village

Door Styles may be purchased at your local home improvement store: Home Depot or Lowes. (See Larson and Pella brochures)



Attachment 3

Phone: (800) 446-9092



4040

AVIGNON 13" WALL BRACKET

SPECIFICATIONS:

Width (in)	Height (in)	Depth (in)	Weight (lbs)
6 1/2	13	7 1/2	3

Finish Shown: SWEDISH IRON

Finish Options:

BLACK-GOLD, BLACK-COPPER, BLACK,
RUST, SWEDISH IRON, MOSS, WHITE

Product Line: WALL LANTERN

Glass: OPAL GLASS

Material: METAL, GLASS

Bulbs, Wattage: 100

Bulbs, Base: MEDIUM

Bulbs, Quantity: 1

Country of Origin: CHINA

Certification: C-UL-US WET

UPC: 736916547970	BC
UPC: 736916549776	BG
UPC: 736916540407	BK
UPC: 736916540438	RT
UPC: 736916169783	SWI
UPC: 736916568579	VG
UPC: 736916540414	WH



BLACK

WHITE



www.tglighting.com | Spec Sheet | 4040

Attachment 3 (continued)

Phone: (800) 446-9092



4048

AVIGNON
13" WALL COACH

SPECIFICATIONS:

Width (in)	Height (in)	Depth (in)	Weight (lbs)
6 1/2	13	7 1/2	3

Finish Shown: BLACK

Finish Options:

BLACK-GOLD, BLACK-COPPER, BLACK,
RUST, SWEDISH IRON, MOSS, WHITE

Product Line: WALL LANTERN

Glass: OPAL GLASS

Material: METAL, GLASS

Bulbs, Wattage: 100

Bulbs, Base: MEDIUM

Bulbs, Quantity: 1

Country of Origin: CHINA

Certification: C-UL-US WET

UPC: 736916580588	BC
UPC: 736916580595	BG
UPC: 736916580601	BK
UPC: 736916580618	RT
UPC: 736916580625	SWI
UPC: 736916580632	VG
UPC: 736916580649	WH



IRON

WHITE



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