

March 2020

Nepenthe Association



Large Association of the Year Northern California

THE NEPENTHE NEWS

Slate of Candidates

Election Timeline

At the March 4th Board meeting, the Nominating Committee presented the Slate of Candidates to the directors.

As mandated by the Bylaws and the Election Rules, the Nominating Committee is appointed by the directors to encourage and solicit volunteers to become candidates for Board service.

The committee is composed of one director not up for election and two to three homeowners volunteers with a background of service within the association.

They look for prospective candidates with an interest in Nepenthe business. Part of their responsibility is to educate the potential candidates about board service.

Candidates must be able to spend the required amount of time needed on board

business and, ideally, have basic knowledge of budgets and of organizational processes. They should have some knowledge of Roberts Rules of order.

It is recommended they have prior service on a Nepenthe committee and knowledge of the Nepenthe Association. Any homeowner in good standing is qualified to run, but having lived in the community for a year or more does give a candidate a better perspective about the intricacies of the organization. Ideally, the candidates run for the purpose of serving their community at large and hope to leave Nepenthe a better place to live for all.

This year's slate of four candidates for the two open positions are (listed alphabetically):

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Tree Work Update



Caring for this urban forest is a year-round job. If you've been bothered lately by the sound of chainsaws around your home, please know it is all in the interest of

keeping the forest and its inhabitants (you!) safe.

The Grove Total Tree Care is approximately halfway through the annual clearance pruning. The purpose of this pruning is to ensure airspace around every unit so that tree limbs do not end up on chimneys or scraping roofs through the entirety of the summer growing season.

In addition to the clearance pruning, they have injected Merit into specific species of trees to help repel wooly aphids—tiny little bugs that make a big mess! They have also applied anti-fruitlet treatments to plum and pear trees located over alleys or walkways.

Architectural Modifications

There were no applications on the Board's March agenda. Had there been, their approval status would be on this page.

If you wish to make any exterior changes to your unit, you must submit an architectural application for review and approval by the Architectural Committee and Board of Directors prior to commencing any work. Applications should be turned into the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting. The Architectural Committee meets on the 2nd Tuesday of each month at 5:30 p.m. in the Clubhouse.

The Architectural Guidelines are available at the office or online [here](#).

For your reference, here is an application checklist:

1. Signed application
2. House plan showing proposed improvements (obtain from office or print from [Interactive Community Map](#) on www.NepentheHOA.com)
3. Brochure showing specifications about proposed product(s)
4. Contractor's proposal showing method of installation (Prices may be blacked out)
5. Applications for Heating/Air Installations, Rooftop Solar Installations and Windows have further paperwork requirements which can also be seen on the website at the Architectural Review Committee page, [here](#).

January Budget Report

Actual year-to-date income of \$326,983.32 versus year-to-date budgeted income of \$310,047.00 produced a positive income variance of \$16,936.32.

Actual year-to-date operating expenses of \$164,953.60 versus year-to-date budgeted expenses of \$310,047.00 produced a positive expenses variance of \$145,093.40. The contribution for the reserve fund will expense twice in February bringing the numbers into better alignment with the budget.

The two combined variances produced a positive year-to-date variance of \$162,029.72 which is expected to flatten out when the January and February reserve contributions show on the income statement in the February financials.

January Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2020	242,071	8,501,059
Plus Income	326,983	
Reserve Investment Income		1,990
Contributions to Reserve		-
Less Operating Expenses	(164,954)	
Reserve Funding		
Reserve Expenditures		
Receivable from Management	(0)	
Ending Balance 01/31/2020	\$430,014	\$8,503,049

Slate of Candidates, continued

- Linda Cook, current Vice President of the Board and liaison to the Outreach Committee.
- Mary Gray, member of the Architectural Review Committee.
- Jan Summers, current Secretary of the Board and liaison to the Architectural Committee.
- Liza Tafoya, member of the Grounds Committee.

Articles in the January and February newsletters encouraged owners to reach out to meet with the Nominating Committee. Owners may still nominate themselves.

Anyone interested in self-nomination should contact the office.

The timeline for the elections is as follows:

Friday, March 20th - Candidates' statements and pictures

due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

Friday, March 20th - Names of Self Nominated Board candidates due to Nepenthe Office

Friday, April 24th - Election Committee mails ballot packets, including statements and pictures, to homeowners

Saturday, April 25th (10:00 a.m. – noon) - Candidates' Forum for Nepenthe homeowners at Dunbarton Cabana

Wednesday, May 27th, 5:00 pm - Annual Membership Meeting and Election

Election results will be emailed to the community on the 28th and posted on the Clubhouse bulletin board.

Saving a Life Starts with You

CPR CLASS

Cardio-Pulmonary Resuscitation Training
Presented by the Outreach Committee

Saturday, March 28, 2020
10:00 a.m. – 2:00 p.m.
Nepenthe Clubhouse

Fee: \$30 per person

Make checks payable to Nepenthe Association

This training will cover topics associated with cardiac events, choking and unresponsive victims

Build confidence with hands-on techniques in a relaxed, easy-to-learn environment

American Safety & Health Institute trainer certified in CPR and First Aid, Jimmy Mogannam



Family Spring Egg Hunt

Presented by the Outreach Committee

Saturday, April 11, 2020
10:30 a.m. – 12:30 p.m.
FREE!

Open to nieces, nephews, kids and grand-kids and the people who love them!

When you email
RSVP@NepentheHOA.com
you will be provided with the location



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Coast Landscape Herbicide Practices

At Coast we recognize that chemical safety is a very important issue for our customers and employees and take considerable precautions to ensure we are always safe and on the leading edge of the industry. Below is a little information about our training program for our team.

Safety for our crews and clients is our top priority. To encourage safe practices, we work closely with our crews in the field to oversee their work practices, hold multiple training days each year and have weekly safety meetings with all staff. We have always maintained a strong safety record. We are licensed and in compliance with all applicable laws and regulations.

Part of our safety culture is the proper use of herbicide. All our of staff, regardless of whether or not they will be applying chemicals, are trained annually in an herbicide safety program. This training is done in English and Spanish. We want all crew members to be aware of its uses, storage requirements and to treat it with respect.

In addition, with each change of

season, employees are refreshed with training on the specific products applied during that season. Copies of these training records and product labels are kept in the trucks and office.

We seek to use herbicides wisely and only when necessary, at which point the least toxic effective chemicals are chosen for the safety of staff and public. Rather than utilizing a broadcast method, we target only specific areas of infestation with spot sprays. Only veteran employees who have proven understanding of chemical use and safety are permitted to use them. Any specialty product is applied only by a team member with a Qualified Applicators License.

Apart from herbicide use, Coast employs many non-chemical means for weed abatement including integrated pest management techniques, mechanical and manual removal, water management and environmental controls, like the bark replacement and replanting that is happening at Nepenthe.

PICKLEBALL, ANYONE?

There will be a Pickleball demonstration on Saturday, March 28 at 9am for Nepenthe residents.

Come join in! They'll be at the Clubhouse courts.

Wear tennis shoes so you can give it a try. Balls and paddles will be provided.



While beautiful, the pickleball courts look better when full of people having fun!

Tree Work, continued

The next big job will be spraying the Liquidambar trees to prevent them from fruiting. This treatment, when applied annually, can reduce the formation of the spiky balls by up to 80%.

The Grove is also preparing to remove some trees in the community. Trees with invasive root systems were approved for removal at 1425 University and 1411 Commons a couple of months ago, but required City approval as they qualify as “private protected trees” due to their size. The City has denied the first application, but The Grove has been authorized to conduct a root excavation for both locations. The goal is to show the City arborist that the trees are destructive and pose a danger.

At the March meeting, the Board approved a proposal for the removal of another Liquidambar which has a history of limb failure. This particular tree is located at 201 Dunbarton Circle.



Join a Committee

Nepenthe has several volunteer-based committees that are always looking for additional members. With seven active committees, it would be difficult to find one that does not interest you!

Here are a few of the committees and their responsibilities:

- The Finance Committee acts to advise the Board in a reasonable and productive manner on issues affecting the financial position of the Association.
- The Outreach Committee acts as an informational tool to help homeowners understand Nepenthe and how the Association is run. It also coordinates opportunities for social interactions.
- The Architectural Committee is responsible for ensuring that the “Nepenthe look” is maintained during all exterior home and facilities improvements, reviews homeowner architectural modification applications, and makes recommendations to the Board for homeowner applications and facility modifications.

If you are interested in joining a committee, please request an application at the management office or fill one out online:

<https://nepenthehoa.com/committee-application/> .

Briefly:

- The April Board meeting will be on the 2nd Wednesday (the 8th) rather than on the 1st Wednesday which falls on April 1st— no fooling!
- Coast Landscape has turned on the irrigation system. If you see any issues with the system, please contact the office so we can get it fixed right away.
- Turf re-seeding is underway in parts of the community. If it appears that the landscaper is neglecting to mow, it is probably due to re-seeding. It is recommended to give the seed a little time to get estab-

lished before mowing.

- It is a proven fact that if one homeowner places a filled dog waste bag on top of the receptacle rather than in the receptacle, others will follow suit— even if the receptacle is completely empty.
- Friday, March 13th the management office will be closed, but the clubhouse will be open. Please complete a request form at the front desk and we'll follow up with you Saturday or early the following week.
- The lap pool and the Dunbarton Cabana pool and spa will be heated

New Social Group

The Outreach Committee has a newly formed group meeting on the 4th Tuesday of the month at the Nepenthe Clubhouse. This is a time and space for women to share their time and talents. Our next gathering will be on March 24 at 6 PM.

Some of the ladies are making blankets for Sacramento Blankets for Sacramento Kids, Others are doing art projects, and some are playing games. Whatever you would like it to be. Join us and share your thoughts. Hope to see you there. 6-8 PM.

PS. If you have any Beanie Babies and would like to donate them, the Sacramento Blankets for Sacramento Kids would love to have them to go with some of the blankets that they donate.

If you have any questions, contact Outreach member Gerry at 916-900-4613.

when we have seven consecutive days of temperatures above 70 degrees.

- A homeowner in the community has submitted a request to the Board to consider installing a bocce ball court. The Board will review the request at their April 8 meeting.
- Volunteers are the lifeblood of Nepenthe. Things do not get done without the many individual homeowners that jump in and offer their time and resources. Consider joining in!

Board to Consider Rule Changes at Next Meeting

Number of Guests at Sports Courts

At the February open session, the Board resolved to allow four guests per resident for the Sports Courts to match the rule for the pool area. The specific rule changes are to the following Community Rules:

3.4.7 Guests

Nepenthe residents must accompany their guests in and around the sports courts. Residents are limited to four (4) guests per residence in the sports courts at one time.

Rule to be modified as follows:

4.5 Guests

Guests must adhere to all rules applicable to Owners and Residents plus the following rules that pertain specifically to them.

Guests must be accompanied by resident when using the amenities.

Long term guests, such as house sitters, may use the amenities independently if the resident provides a note to management in advance.

No more than four (4) guests per household in any of the pool areas or sports

courts at once.

This rule change is published in this newsletter to the community for the required 28-day notice period and will be brought back to the Board at their April meeting to be formally adopted. Any member wishing to comment on this proposed rule change are encouraged to email nepenthe.hoa@fsresidential.com to have their comments included in the next Board packet.

Repeal of 2014 Resolution 138 Which Allows Homeowners to Pay for Plantings in the Common Area

Resolution 138 can be seen on the www.NepentheHOA.com website at [THIS LINK](#).

In 2008, the roofs had just been replaced and the remaining Reserve Funds were insufficient for necessary siding and painting and the much needed remodel of the clubhouse. The membership approved a \$5,000 per unit Special Assessment to complete these necessary projects.

During this time, landscape improvements were also deferred. 2014 saw the completion of the clubhouse remodel– the final project for which the Special Assessment was earmarked. This is also the same year that the special Grounds Vision Committee, appointed in 2013, completed its report to the Board.

The [Grounds Vision Document](#) was the culmination of the months of work with the homeowners, a strategic planner, a landscape architect, local safety officials, the contract landscaper and management. It states that the mission of landscaping ef-

forts are to enrich the lives of Nepenthe residents and positively impact home values within the community.

What wasn't clear at that time was whether the Reserve Funds would be sufficient to achieve the vision and Resolution 138 was adopted to allow homeowners to participate in the cost of improving the landscape near their home.

Since that time, the Boards who have served have been diligent to follow the recommendations of the reserve analyst with the net effect that the landscape allocation has proven to be quite sufficient to complete necessary grounds improvements.

Resolution 138 was carefully written and the intent was for the association to maintain control over the plant selection and care. Only the association's landscaper was empowered to provide and plant the landscape materials and the homeowner was required to agree that, once in the ground, the plantings were the property of the association and that all maintenance actions were to be completed by the association and not the homeowner. Since its adoption twenty or so owners have taken advantage of the pro-

gram.

Most of the time, care was taken to ensure that the chosen plants were consistent with the current plant palette. Where there were deviations, it was with the understanding that the Grounds Committee was open to seeing how new plants would fare or to see how new plants would look with the rest of the landscape. Sometimes these experiments were successful and sometimes they were not.

Sometimes, homeowners had a hard time "letting go" after paying for plantings, but these occasions were, on the whole, rare.

The Grounds Committee was asked by the Board in 2019 to review the policies concerning homeowner landscape activities in the common area. At the February 19, 2020 Grounds Committee meeting, the committee voted to recommend repealing Resolution 138.

The directors discussed the recommendation from the committee and agreed to repeal after publishing notice to the membership and allowing a 28-day comment period as mandated by California civil code.

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The directors also agreed to determine, with management, the procedures by which the landscape will be managed under the CC&Rs, Article V, Section 5.6(a) which states “Only the Association may remove any vegetation from or plant any vegetation on the Common Area.”

While it is the association’s purview and duty to maintain the common area landscape, they recognize that homeowners will have requests from time to time.

Having a process for evaluating the requests and providing timely responses that are fair and equitable is the Board’s goal.

This rule change is published in this newsletter to the community for the required 28-day notice period and will be brought back to the Board at their April meeting to be formally adopted. Any member wishing to comment on this proposed rule change are encouraged to email nepenthe.hoa@fsresidential.com to have their comments included in the next Board packet.

Notice of Rule Change: Architectural Criteria for Accessory Dwelling Units and Junior Accessory Dwelling Units

The last rule change the directors will consider adopting at their April 8th open session is a set of architectural criteria related to “mother-in-law” units.

Recent legislation in California mandate that homeowners associations may not unreasonably restrict homeowners

from constructing an Accessory Dwelling Unit (ADU) or a Junior Accessory Dwelling Unit (JADU) on their lots within the development.

The Nepenthe Architectural Review Committee has drafted the criteria enclosed with this newsletter for Board adoption. The association’s attorney, Mr. Brad Epstein of Angius-Terry has reviewed the document and his recommendations have been incorporated into the document.

This rule change is published in this newsletter to the community for the required 28-day notice period and will be brought back to the Board at their April meeting to be formally adopted. Any member wishing to comment on this proposed rule change are encouraged to email nepenthe.hoa@fsresidential.com to have their comments included in the next Board packet.



Presented by the
Nepenthe Outreach Committee

Tuesday, May 5
5:30 – 7:30 \$10

Fiesta
Nepenthe Clubhouse

RSVP@NepentheHOA.com



Nepenthe Clubhouse

Where the coffee is fresh and delicious
and the faces are friendly!

This is true everyday, but especially on
Saturday mornings from 10:00 am to
noon.

Come by and get to know some of your
neighbors. It’s a great way to start the
weekend!



Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825

Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com

Office Hours:
Monday—Friday 9:00 AM to 6:00 PM
Saturday 10:00am to 2:00pm
Sunday—Closed

www.NepentheHOA.com

Management Staff:

Bettsi Ledesma, General Manager, Bettsi.Ledesma@fsresidential.com

Christina Romero, Assistant Community Manager, Christina.Romero@fsresidential.com

Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com

Other Important Contacts:

First Service Residential 24-hour Customer Care Center at 1-800-428-5588

Power Outage: 1-888-456-SMUD

Nepenthe Insurance Questions? Need a certificate? Call management 916-929-8380

City of Sacramento (garbage, recycling, city street parking enforcement): 3-1-1

Board of Directors:

President, Christina George President@NepentheHOA.com

Vice President, Linda Cook VicePresident@NepentheHOA.com

Secretary, Jan Summers, Secretary@NepentheHOA.com

Treasurer, William Vizzard Treasurer@NepentheHOA.com

Member at Large, Greg Beale Director@NepentheHOA.com

Committees

Board of Directors Open Session Meeting

**5:30pm in the Clubhouse
April 8, 2020**

Committee Meetings:

Times, dates and locations of meetings can be found on the website at <http://nepenthehoa.com/event-calendar/>

or on the bulletin board outside of the Clubhouse.

Architectural Review Committee

Chair: Jenny Smith

ARC@nepenthehoa.com

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: Open

FinanceComm@nepenthehoa.com

Grounds Committee

Chair: Steve Huffman

GroundsComm@nepenthehoa.com

Insurance, Legal and Safety Committee

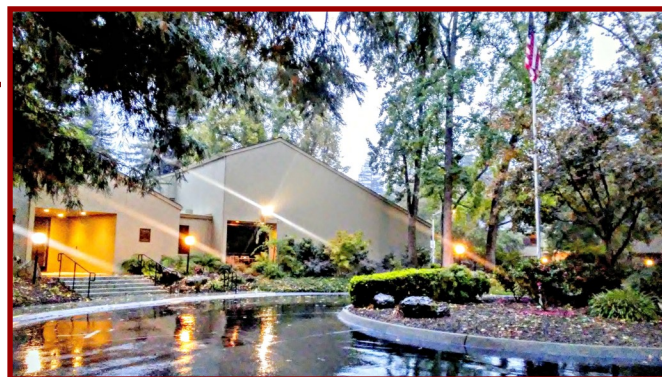
Chair: Nancy Arndorfer

ILS@nepenthehoa.com

Outreach Committee

Chair: Pam Livingston

Outreach@nepenthehoa.com



NEPENTHE ASSOCIATION

1131 Commons Drive
Sacramento, CA 95825
916-929-8380
Nepenthe.hoa@fsresidential.com

February 26, 2020

Notice of Board's Proposed Adoption of Architectural Criteria governing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

Date: April 8, 2020

Time: 5:30 pm

Location: Nepenthe Clubhouse

Dear Homeowner:

Your Board is intending to adopt Architectural Criteria governing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Please see the proposed criteria enclosed.

The intended purpose and effect of these criteria are to set forth requirements for homeowners to install ADUs and JADUs. The requirements include an application process and other obligations, all in compliance with State law.

The Board intends to adopt the criteria at its Board meeting on April 8, 2020 at 5:30 pm at the Nepenthe Association Clubhouse, 1131 Commons Drive, Sacramento, CA 95825.

You are invited to comment on these rules either by forwarding your written comments to the Board at the address above or by email to nepenthe.hoa@fsresidential.com, prior to the Board meeting, or by making comments at the Board meeting, before the Board adopts the rules. The Board, while obligated to listen to your comments, is not obligated to make changes based on those comments.

Sincerely,

Board of Directors

Enclosure

Nepenthe Association

Proposed Architectural Criteria governing Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

30. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)

Adopted by Board of Directors on _____.

a. Board Approval Required

Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are permitted in the Nepenthe Association pursuant to applicable statutes and municipal codes. Before converting any existing residence and/or garage and starting any construction, homeowners are required to submit a Home Improvement Application to the Association for review by the Architectural Review Committee (ARC) and for approval by the Nepenthe Board of Directors. Unless specified in this policy, any capitalized terms used in this policy shall have the same meaning as defined in the Association's CC&Rs. Owners must carefully plan the construction of an ADU and JADU and understand the requirements that are associated with such construction. The Association's approval of an ADU or JADU is conditioned on the Owner continuously maintaining the statutorily required uses associated with their ADU or JADU.

b. Documents required to accompany the Home Improvement Application

The ARC will not review a Home Improvement Application until it receives a complete application package with all required information listed in this policy.

In addition to submitting a complete Home Improvement Application with all required plans, specifications, and drawings, an Owner desiring to install an ADU or a JADU must include the following: (1) the appropriate Nepenthe model number floor plan with proposals marked, (2) a written description of the proposal, (3) an architectural modification plan and elevations, (4) an analysis and/or report from a licensed structural engineer that confirms the ADU or JADU will not negatively impact the adjacent building and structure, (5) an analysis and/or report from a licensed civil engineer or other qualified professional that the ADU or JADU will not negatively impact the Association's and adjacent lots' sewers, drain and water lines, (6) appropriate approvals from the city or county of construction plans prior to the initiation of construction, and (7) signed permits from any required city or county agency with jurisdiction over the project.

After construction of an ADU or JADU is completed, the Owner must inform the Association in writing, at which time the Association will have a home inspector inspect the new ADU or JADU, at the Owner's expense, and compare it to the plans as submitted. The Owner will then give a home inspection fee deposit of \$500.00 to the Association, with any remainder fee owing due once the ARC signs off on the Notice of Completion. The Association shall complete its home inspection within 90 days following notice. If the Association fails to complete its home inspection within the 90 days required, the Association's right to conduct a home inspection shall be deemed as waived by the Association.

The Association's approval of an ADU or JADU will require the requesting Owner to enter into a use agreement that is recorded against their Unit that details the permitted uses, which include, without limitation, the below required terms and conditions:

c. Owner Occupancy

An ADU or JADU is only permitted for an Owner-occupied Lot. If the Owner rents or otherwise leases their Residence and no longer resides in the Residence as their primary residence, the Association's approval of the ADU or JADU is rescinded.

d. Selling your Lot with an ADU or JADU

If the Owner of a Lot with a rented-out ADU or JADU wishes to sell that Lot, the Lot can be sold only to a buyer who intends to occupy the primary residence if that buyer intends to continue renting out the ADU or JADU. An ADU or JADU cannot be sold separately from the primary residence.

e. Setbacks

Construction of an ADU must comply with applicable building codes and setback limitations. The Association reserves the right to require the Owner to provide, at the Owner's expense, a survey of the Owner's plat to mark the boundaries of the Lot if a new ADU construction is planned within six (6) feet of the boundary line.

f. Fences and Party Walls

Existing fences and party walls must remain as originally constructed.

g. Detached Accessory Dwelling Units (ADUs)

Exterior appearance: Nepenthe's architecture style is termed the Third (or Second) Bay Tradition. Among its characteristics are simple, geometric volumes and an absence of ornament. Any new detached ADU construction is required to utilize similar architecture that will harmonize and remain aesthetically consistent with its primary residence in terms of color, materials, and style. Without limiting the foregoing, any new detached ADU construction is limited to a single story in height not to exceed sixteen (16) feet, utilize the same T-111-style siding as on existing exteriors, the same peaked or shed roof with same type of shingles, and maintain the same look as the original Blomberg windows (two-sash sliders with narrow "Dark Walnut" (a dark bronze or brown-black) visible frame widths (as is described elsewhere in the Architectural Criteria)) as the primary residence. The color of the paint applied to new siding will remain the same as on the primary residence. All electrical, gas, plumbing or other infrastructure elements must be installed within the walls and is not permitted to run or otherwise be located on the exterior of the siding of the ADU. The gutter and downspout servicing a new roof must be of the same design as the existing ones. New construction will be in keeping with

existing Architectural Criteria for aspects that are governed by the Architectural Criteria.

Responsibility for maintenance of siding and roof, and cleaning of roof and gutters: the Association will maintain the siding and roof of the detached ADU however, the Board shall impose any costs associated with such maintenance to the Association as a Special Individual Assessment to the Owner of the Lot.

h. Residence Conversion -- modifying an existing house to contain an ADU or JADU

To maintain the cohesion of the appearance of Third Bay Tradition architecture style community, installation of a new window, sliding patio door, or entry/access door to the ADU or JADU, will be allowed only on an exterior wall within the fenced-in side yard or backyard of the Lot. The Association will not allow any other modifications of the exteriors of a Residence in connection with the construction of an ADU or JADU.

i. Garage Conversion -- converting a garage into an ADU or JADU

Garages are not to be torn down or removed.

Appearance: To maintain the residence's appearance of having an operating garage on its alley or street, Nepenthe requires that the original garage door must remain in the framed garage door opening and a partition wall must be constructed behind the garage door. The ARC may require the partition wall to include siding that matches the siding on the garage exterior. No windows are allowed in the garage door. No windows are allowed elsewhere in the partition wall constructed behind the garage door.

Windows and doors (man-doors) are allowed only on the two sides of the garage that face into the fenced backyards backyard area. The garage structure is to remain at its original height.

In order to ensure the Association can continue to fulfill its exterior maintenance obligations, which includes, without limitation, the painting of the garage door exterior and the partition wall that is constructed must allow for the garage door to open and close.

Exterior appearance: Any garage conversion construction is required to utilize architecture that will harmonize and remain aesthetically consistent with its primary residence in terms of color, materials, and style. Without limiting the foregoing, all the applicable conditions stated above in Section 5 shall apply, including, without limitation, the requirement for T-111 siding on the exterior, the need for the same paint color, the requirements for any peaked or shed roof to have the same type of shingles as the primary residence, and the same look of windows as described in the Architectural Criteria.

The Association shall continue to be responsible to maintain the exterior of the garage and other requirements as outlined in the CC&Rs. The Board shall impose any added costs associated with such maintenance as a Special Individual Assessment to the Owner of the Lot.