



Nepenthe Association, 1131 Commons Drive, Sacramento, CA 95825
 916.929.8380 / nepenthe.hoa@fsresidential.com

HOME IMPROVEMENT APPLICATION

Date:	Phone:
Name:	Email:
Address:	House Model:

What improvement are you applying for? One improvement per application, please.

These items can be approved in management office:	These items require ARC & Board approval:
Front door, per criteria	Air Conditioner / Heat Pump Replacement*
Screen door, from approved styles	___ Check if emergency approval is needed
Garage exterior man door, per criteria	Window or Patio Slider Replacement*
Garage vehicle door, per criteria	Window – new construction*
Antenna/Cable/Satellite Dish installations	Window – Sunscreens
Mailbox from approved styles	Skylights or Solar Tubes
Mail Slot, if replacing or approved by Postmaster	Solar Roof Panels (Thermal or Electric) *
Chimney Cap	Gas Line and Meter
Ring or Other Video Doorbell	Shade Structure – Awnings, Sails, Etc.
Outbuilding / Shed	Trellis (Patio Cover), Garden Feature
If you have an improvement not listed, describe it here:	Patio Hardscape / Planter Boxes
	Patio Pool / Spa and Equipment
	Attic Exhaust Fans
	Roof Vents – Installations and/or Relocations
	Security Camera and/or Lighting
	Handrail

***An Additional form is required for this type of improvement**

Attach the following items to your application:

1. Floor Plan and House Model (available at clubhouse or www.NepentheHOA.com) of your model showing the location of the proposed improvement.
2. Brochure and/or Specifications for proposed items.
3. Your contractor’s proposal (prices may be blacked out).

Please read and sign below:

I have read the Architectural Guidelines (available at clubhouse or www.NepentheHOA.com) and understand that the approval timeline can take up to 90 days.

 Signature Date

The Architectural Review Committee recommends:

<u>Approval</u>	<u>Approval with Conditions</u>	<u>Disapproval</u>
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Chair: _____ Date: _____

The Board of Directors will review for final approval at their next open session on _____ .



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HOME IMPROVEMENT NOTICE OF COMPLETION

Homeowner: Submit this completed form to the Nepenthe Office within 2 weeks of completing the changes you have requested. Your application is not final until the office receives this form and the work has been approved.

Name	
Address	
City	
Phone	
Email	

Date Architectural Application was submitted: _____

The work for this property that had previously been submitted to the Architectural Committee (ARC) and approved by the Board was completed on:

We followed the work plan submitted and any restrictions or changes indicated by the ARC or Board of Directors of Nepenthe Association.

COLOR PICTURES OF THE COMPLETED IMPROVEMENT ARE REQUIRED WITH NOTICE OF COMPLETION

**** If you are unable to provide color photos, please contact office for assistance****

Please describe below the work that was completed:

Signature of Owner: _____

Date: _____

The Architectural Review Committee:

Reviewed Work on _____	____ Approval	____ Disapproval *
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*Reason for Disapproval:

ARC Chair/member Signature: _____ Date: _____

Screen, storm and security doors approved by Nepenthe
October, 2016)

(compiled by Alan Watters,

I. Active Window Products' Sentry Security Screen door Model 4900 in Bronze, (screen only).
Approved c. 1990s? Diamond mesh overlaying screen. No longer made.
Active Window Products' Scotsman Security Screen door Model 6400 in Bronze, (backed by
sliding glass pane) “ “

II. All-glass security Storm door (for sound insulation, too)
Approved for 2320 Amer River Drive, c. Aug. 2006

III. Retractable screen door products

ODL Retractable Screen, in 81" Housing Height, in "Bronze" color. \$129.00
www.odl.com

SeasonGuard RetractAway Screen, with SlideControl feature. In "Brown" color. In 81
½" height for 80"-tall doors; custom sizes avail. \$159.00 www.retractaway.com

Lowe's Phantom retractable Phantom Screen (a Lowe's product) with housing to be in Sandal
Wood" tan" color (Or Larson's Illusion retractable screen)
Approved for 1395 Commons Dr., April, 2007

IV. Home Depot's 4 screen doors approved by Bd. 2007 All Available at Home Depot:

5 Andersen Storm & Screen Doors: all to be ordered in "Bronze" color with "Nickel" finish
option for handle style. www.allseasonsdoors.com/productline

2000 Series Fullview Door with Clear Glass *
2000 Series Self-Storing Door with SlideAway Insect Screen *
2000 Series Self-Storing Door with Triple-Track Ventilation
3000 Series Fullview Door with Clear Glass *
3000 Series TruEase Self-Storing Door

* Custom sizes available, as in 92-inches height for Nepenthe's extra-height front doors.

V. Lowe's Larson Tradewinds brown Storm dr. nickel #107841. Glass and screen. approved
June, 2011

VI. Superior Building Products' Vanguard model (Emigh Hardware / www.acehardware.com)
model number 3660bz3068 -- approved or not? June, 2011 (Dave Digardi) Not available
March, 2013.

VII. Security doors -- metal grate only (approved July, 2013)

3 designs of Unique Home Designs security doors (available, for example, at Home Depot stores). In the 36" by 80" standard size. None come in the over-height 90" size Nepenthe also uses, though.

1. **Cottage Rose**, only in the Black color finish
2. **Meridian**, only in the Copper (dark brown) color finish
3. **Arcada**, in either Copper (dark brown) or Silverado (dark bronze).

Website descriptions:

1. http://www.homedepot.com/p/Unique-Home-Designs-Cottage-Rose-36-in-x-80-in-Black-Outswing-Security-Door-5HS600BLACK36/202327030#.Uel4gyzn_V0
2. http://www.homedepot.com/p/Unique-Home-Designs-Meridian-36-in-x-80-in-White-Surface-Mount-Outswing-Steel-Security-Door-IDR06500362128/203030449#.Uel5jSzn_V0 (the Copper finish color option is required)
3. http://www.homedepot.com/p/Unique-Home-Designs-Arcada-36-in-x-80-in-Copper-Steel-Security-Door-IDR06400362063/203484970#.Uel58Czn_V0

– Emigh Hardware 482-1900, Hardware Dept. March 3, 2011

They have a cheaper, more available product to replace
Active Window Products' Sentry Security Screen door Model 4900, and it is
Superior Building Products' Vanguard model

Emigh's price is \$259 (standard size)

<http://www.superiorbp.com>
419-969-0399 Ottawa, Ohio

ARC Request for Approval of Security Screen Doors
Addendum to ARC Minutes for July 13, 2013

The ARC requests that the Board of Directors approve these three styles of security door. These three are all "security screen doors." None of this type has been approved as yet by the Board.

Background: While over the last ten years Nepenthe has approved and made available to homeowners for use with their front doors a number of models of screen (window-screen type) doors, with and without glass, or with moveable glass, or of retracting, hideaway design, it has *not* as yet approved any model of what is referred to as a *security screen door* that consists of a somewhat decorative framework backed by a "fine-grid steel mesh screen" or an "expanded metal screen." These screens contain components which are substantially stronger than familiar, conventional window screens, being much stronger to provide more security against break-ins while still permitting ventilation. Several homeowners have requested these doors. (One, the Arcada, already has been applied for by a homeowner, approved and installed in June at 1539 University Ave.)

These three are manufactured by Unique Home Designs and are available, for example, at Home Depot stores. There are three designs selected, in the 36" by 80" standard size. None are also available in the over-height 90" size Nepenthe also uses, though:

1. **Cottage Rose**, only in the Black color finish
2. **Meridian**, only in the Copper (dark brown) color finish
3. **Arcada**, in either Copper (dark brown) or Silverado (dark bronze).

Website descriptions (see accompanying printouts)

1. http://www.homedepot.com/p/Unique-Home-Designs-Cottage-Rose-36-in-x-80-in-Black-Outswing-Security-Door-5HS600BLACK36/202327030#.Uel4gyzn_V0
2. http://www.homedepot.com/p/Unique-Home-Designs-Meridian-36-in-x-80-in-White-Surface-Mount-Outswing-Steel-Security-Door-IDR06500362128/203030449#.Uel5jSzn_V0 (the Copper finish color option is required)
3. http://www.homedepot.com/p/Unique-Home-Designs-Arcada-36-in-x-80-in-Copper-Steel-Security-Door-IDR06400362063/203484970#.Uel58Czn_V0

Rev. Aug 19, 2013



Arcada



**Cottage
Rose**

Meridian

