



Newcomers, welcome! Nepenthe is glad you are here.

This document is to give you some idea of most of the architectural improvements that will require permission.

Because Nepenthe Association is charged with maintaining the roof, gutters and downspouts, siding, and fences, permission from the Association is needed before modifying any of these structures. Such improvements would include anything that would perforate the roof or the siding or be installed on top of the siding.

The following improvements require approval either from the Nepenthe Office or from the Board of Directors. There may also be other types of improvements not listed here that require approval. For further information, consult the *Architectural Guidelines* document, available at the Association's website at [www.NepentheHOA.com](http://www.NepentheHOA.com), or on paper from the office, or via email from the office.

Accessory Dwelling Units and Junior Accessory Dwelling Units

Air Conditioner, Furnace and Heat Pump

Antenna or Satellite Dish

Attic Ventilation and Exhaust Fans

Awnings and Shade Sails

Burglar or Security System, and Alarm Bell Boxes

Cable TV or Internet service - Office can provide an authorization letter for your installer

Chimney Caps

Exterior Security Lighting Fixtures

Exterior Window—Sun Screens

Exterior Window—Security, including bars

Floral and Overhead Trellis (Patio Cover)

Front Door and Front Screen Door

Garage Door – Human Passage, New or Replacement

Garage Door-Vehicle, Sectional Roll-Up

Gas Line and Meter

Gutters and Downspouts

Handrails

Mail Box

Mail Slot, Use and Replacement

Patio Hardscape, Maintenance and Improvements

Patio Pool

Patio Structures: Shed or Outbuilding, or Free-Standing Structure

Security Cameras

Skylights and Solar tubes

Solar Energy Roof Panels

Windows – Replacement and creation of New Window

Wiring and Pipe Installations – Exterior or Exposed