

Nepenthe Association

Architectural Compliance Estoppel

Rules

Adopted by the Board of Directors on January 4, 2023

All Homeowners who are in the process of selling their Nepenthe Association home must adhere to the following process before their home sale closes escrow. This process is in addition to the option that Homeowners have pursuant to the Association's CC&Rs at Section 4.15 that provides that Homeowners may obtain an estoppel certificate "certifying (with respect to any Lot owned by the applicant Owner) that as of the date thereof, either: (a) all improvements made and other work completed by said Owner comply with these CC&Rs, or (b) such improvements or work do not so comply."

Also, Homeowners who are refinancing their home loans may proceed with the following process.

The Association may initiate this process upon being informed that a Homeowner is in the process of selling their home.

1. Obtain from the Association a Request for Inspection form. (See Attachment A.)
2. Complete the form and submit it to the Association at 1131 Commons Drive, Sacramento, CA 95825 or Nepenthe.HOA@fsresidential.com.
3. The Association will make an appointment to inspect the exterior of the home to determine whether the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment B.)
4. After the inspection, the Association will send the Homeowner a certificate that states that the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment C.)
5. If the Association determines that the home is not in compliance with the architectural provisions, then the Homeowner may take the necessary steps for the home to be compliance. After the Homeowner has taken the necessary steps for the home to be in compliance, and has informed the Association that it has taken the necessary steps, then the Association will perform a reinspection, and, if Association determines that the home is in compliance with the architectural provisions, will send the Homeowner a certificate that states that the home is in compliance with the architectural provisions.

Nepenthe Association
Architectural Compliance Estoppel
Request for Inspection

Nepenthe home address: _____

Homeowner's name(s): _____

Homeowner's phone number: _____

Homeowner's email address: _____

Received by (Association representative): _____

Date of receipt by the Association: _____

Inspection appointment date: _____ Appointment time: _____

Sale: Refinance:

Homeowner's comments:

Homeowner to return completed form to:

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

Nepenthe Association's comments:

Attachment B

NEPENTHE ASSOCIATION
1131 Commons Drive, Sacramento, CA 95825
916.929.8380 FAX: 916.929.1773
nepenthe@fsresidential.com

Architectural Compliance Estoppel Checklist

Address:	Date:
Inspectors:	
Current Owner(s):	
Email:	Phone:

The following general items were inspected by a member(s) of the Architectural Review Committee to determine their condition and compliance with the CC&Rs, Architectural Guidelines, and Community Rules of the Nepenthe Association.



#	Feature	Compliant	Non-compliant	Observations
1	Siding			
2	Roof			
3	Gutters/downspouts			
4	Windows			
5	Property Landscaping (e.g., mulch, trees, climbing vines, etc.)			
6	Patio (incl. hot tubs, pools, spa, trellises, fountains)			
7	Fence			
8	House Number Plates			

PAGE 2

Address:	Date:
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The following architecturally controlled improvements that were approved for this unit were also inspected by a member(s) of the Architectural Review Committee to determine their compliance with the governing CC&Rs and ARC Guidelines of the Nepenthe Association

#	Feature	Compliant	Non-compliant	Observations
1				
2				
3				

Other features that were noted by the owner(s)/inspectors during the time of the inspection.

#	Feature	Compliant	Non-compliant	Observations

Inspectors:

Print Name	Signature	Date

Nepenthe Association Architectural Compliance Estoppel Certificate

Nepenthe home
address: _____

Homeowner's name(s): _____

Nepenthe Association hereby certifies that the above-referenced Nepenthe home has been inspected by an authorized representative of Nepenthe Association and it has been determined that: (Check one of the following)

As of the date below, the home is in full compliance with Nepenthe Association's governing document's architectural requirements.

As of the date below, the home is noncompliant with Nepenthe Association's governing document's architectural requirements as follows:

(dated)

Nepenthe Association
Architecture Review Committee Member:

(sign name)

(print name)

Nepenthe Association
Architecture Review Committee Member:

(sign name)

(print name)